

Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, 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
AUGUST 13, 2026
415 N. COLLEGE AVE.
4:30 PM

A) CALL TO ORDER (4:30 PM)

Convene into Session:
Invocation

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:
 - Justin Ranch Developers Agreement
 - Magnolia Ridge
 - Haddock Tract Developers Agreement
 - City of Justin and Town of Northlake CCN Amendment
2. Under Section 551.087 the City Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the City of Justin has received from a business prospect that the City seeks to have located, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.
 - Project Love Boat
 - Justin Industrial Business Park
 - Project Five & Dime
 - Dream Complex
 - Old Town
3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to the following:
 - Justin Town Square
 - New Fairview water service

C) CALL TO ORDER - REGULAR MEETING (5:30 PM)

1. Convene into Session:
Pledge of Allegiance
 - * American Flag
 - * Texas Flag: *"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"*

D) TAKE ACTION AS A RESULT OF CLOSED SESSION

E) UPCOMING MEETING(S) AND EVENT(S)

1.
 - August 18, 2026, Planning & Zoning Commission at 6:30 p.m.
 - August 20, 2026, Economic/Community Development Corporation Meeting at 5:30 p.m.
 - August 27, 2026, City Council Regular Meeting at 4:30 p.m.
 - August 31, 2026, Municipal Court
 - TBD - Time Capsule Event

F) WORKSHOP ITEM(S) & REPORTS

1. Business Spotlight
2. Receive a Biannual Update from the Planning & Zoning Commission
3. Receive and discuss update on FM 407 and FM1171
4. Receive a Quarterly Investment Report for the Quarter ending June 30, 2026
5. Proposed Budget and set Public Hearing
6. Receive a report on the impact of changing City Council meeting dates to the second and fourth Monday of the month.

G) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens with the opportunity to speak, the mayor may impose a three-minute time limitation for each citizen to speak with a seasonal limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic. The Texas Open Meetings Act prohibits the City Council from discussing issues which the public have not been given three business days notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

H) CONSENT AGENDA

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

1. Consider adoption of Ordinance 858-26, second reading, to approve mid-year Budget Amendment(s); and take appropriate action.

2. Consider and take appropriate action regarding the first reading of Ordinance No. 864-26, an ordinance of the City Council of the City of Justin, Texas, approving the Timberbrook Public Improvement District No. 1 2026 Annual Service Plan Update to the 2025 Amended and Restated Service and Assessment Plan, including the updated Improvement Area #1, Improvement Area #2-A, Improvement Area #2-B, Improvement Area #3, and the Major Improvement Area Assessment Rolls, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and providing an effective date.
3. Consider and take appropriate action regarding the first reading of Ordinance No. 865-26, an ordinance of the City Council of the City of Justin, Texas, approving the Timberbrook Public Improvement District No. 2 2026 Annual Service Plan Update to the 2025 Amended and Restated Service and Assessment Plan, including the updated Improvement Area #1 and Improvement Area #2 Assessment Rolls, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and providing an effective date.
4. Consider approval of Resolution 841-26 appointing, removing, or reassigning members to the Planning and Zoning Commission; and take appropriate action.
5. Consider approval of Resolution 842-26, authorizing the City Manager to enter into an interlocal agreement with the City of Grapevine for the use of cooperative contracts that have been solicited and awarded by other government entities; and take appropriate action.
6. Consider approval of Resolution 850-26 for the placement, consideration, public hearing and adoption of the Proposed FY 2026-27 Annual Budget on the City Council meeting agenda for September 17, 2026, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027; requiring publication of the notice of the public hearing on the proposed FY2026-27 annual budget in a newspaper of general circulation in the City; posting the notice on the City's website; providing an effective date; and take appropriate action.
7. Consider approval of Resolution 849-26 for the placement, consideration, public hearing and adoption of the 2026 Tax Year Property Tax Rate on the City Council meeting agenda for September 17, 2026, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027; requiring publication of the notice of the 2026 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; providing an effective date; and take appropriate action.
8. Consider approval of Resolution 851-26 authorizing the City Manager or designee to recommend members to the Capital Improvements Advisory Committee (CIAC) for City Council to review at a future date; and take appropriate action.
9. Consider approval of Resolution 852-26 authorizing the City Manager and Court Judge to sign an Interlocal Cooperative Agreement with Department of Public Safety (DPS) - for City of Justin Court system to access TXCR site for electronic DL convictions; and take appropriate action.
10. Consider approval of Resolution 853-26, which approves a negotiated settlement between the Atmos Cities Steering Committee and the adoption of Negotiated Settlement Rates, and take appropriate action.

D) ITEMS PULLED FROM CONSENT AGENDA

J) PUBLIC HEARING

1. Conduct a Public Hearing and consider approval of Resolution No. 854-26 approving the updated Land Use Assumptions and Roadway, Water, and Wastewater Capital Improvements Plan pursuant to Chapter 395 of the Texas Local Government Code.
2. Conduct a Public Hearing and consider adoption of Ordinance 860-26, first reading, amending Chapter 52 of the Code of Ordinances to revise the Definitions section and modify the Schedule of Uses through the adoption of an amended use chart; and take appropriate action.

K) ACTION ITEMS

1. Consider adoption of Ordinance 859-26 of the City of Justin, Texas, ordering a Special Election to be held on November 3, 2026, to submit a proposition to reauthorize a one-half of one percent (1/2 of 1%) Sales Tax to provide revenue for maintenance and repair of municipal streets; designating the place of holding such election; providing a severability clause; declaring an effective date; and take appropriate action.

L) FUTURE AGENDA ITEMS

1. Discuss a Future Agenda Item request by Mayor Pro Tem St. Claire.

M) 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 7th August 2026 in compliance with the Texas Open Meetings Act.

Digitally signed by
Ingrid Rex
Date: 2026.08.07
18:36:07 -05'00'

City Secretary



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (WORKSHOP ITEM(S) & REPORTS)

Title: Business Spotlight

Department: Administration

Contact: Megan Doughty, EDC Coordinator

Recommendation:

Presentation only.

Background:

Staff will spotlight a local Justin business.

City Attorney Review: No

Attachments:

None



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (WORKSHOP ITEM(S) & REPORTS)

Title: Receive a Biannual Update from the Planning & Zoning Commission

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Receive a Biannual Update from the Planning and Zoning Commission.

Background:

At the request of the City Council, each Board shall provide a biannual update.

City Attorney Review: N/A

Attachments:

None



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 3. (WORKSHOP ITEM(S) & REPORTS)

Title: Receive and discuss update on FM 407 and FM1171

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Receive a presentation and discussion from Westwood related to FM 407 and FM 1171.

Background:

The FM 407 PS&E project remains on schedule, with an anticipated completion date of September 23, 2027. The project is progressing through four major design milestones (30%, 60%, 95%, and 100%), each followed by TxDOT review and comment resolution before advancing to the next phase. Key milestones include the 60% plan submittal in December 2026, the 90% plan submittal in April 2027, the 100% plan submittal in August 2027, and the submission of the final signed and sealed plans to TxDOT in September 2027.

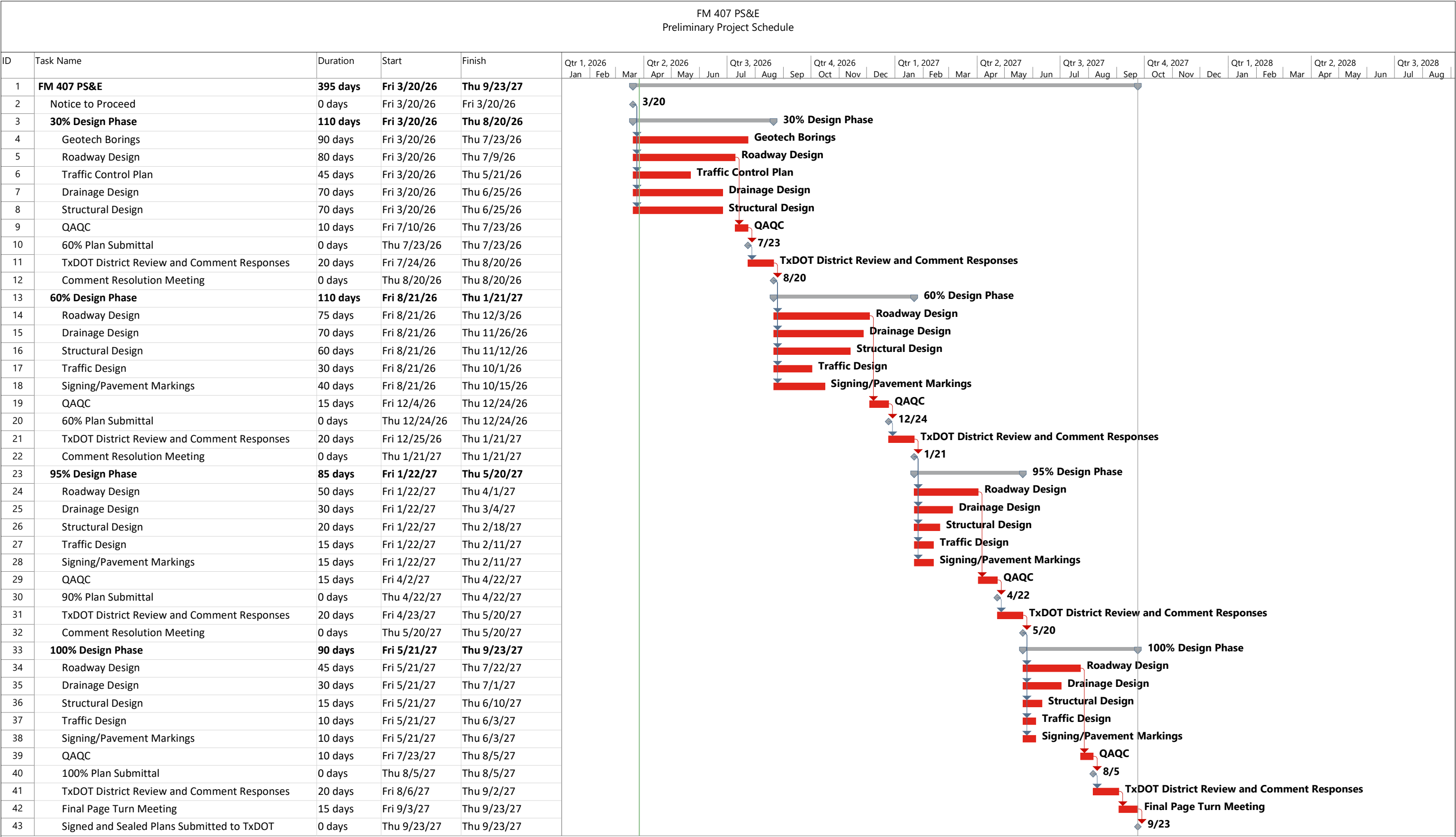
To support public engagement, the City is tentatively planning a town hall meeting at the end of September to provide residents with an overview of the project, anticipated schedule, and next steps. In addition, City staff anticipates meeting individually with property owners who may be affected by the project to discuss right-of-way needs, potential impacts, and answer property-specific questions. These outreach efforts are intended to keep the community informed and provide opportunities for feedback as the design process continues.

The discussion will also center around aesthetics of the bridge for FM 407 and FM 1171.

City Attorney Review: No

Attachments:

1. FM 407 Initial Project Schedule





City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 4. (WORKSHOP ITEM(S) & REPORTS)

Title: Receive a Quarterly Investment Report for the Quarter ending June 30, 2026

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Report item, no official action will be taken.

Background:

A quarterly investment report for the Quarter ending June 30, 2026, will be provided to the City Council.

City Attorney Review: No

Attachments:

1. Quarterly Investment Report Executive Summary FY 25-26 Q3
2. COJ Investment Report FY25-26 Q3 (Signed)



Quarterly Investment Report Executive Summary and Economic Outlook Quarter Ending June 30, 2026

Investment Program Overview

The City of Justin continues to manage its investment portfolio in accordance with the Public Funds Investment Act (Texas Government Code Chapter 2256) and the City's adopted Investment Policy. The primary objectives of the City's investment program remain safety of principal, liquidity, and yield, in that order of priority.

During the third quarter of Fiscal Year 2025-2026, the City continued to maintain a conservative investment strategy while restructuring portions of its portfolio to better align investments with restricted funding sources and long-term capital planning. The investment portfolio remained highly liquid and positioned to meet operational cash flow needs while continuing to earn competitive market yields.

A significant activity during the quarter was the strategic transfer of proceeds from the 2025 General Obligation Bond TexSTAR account into newly established reserve and impact fee investment accounts. This restructuring better segregates restricted resources, improves financial reporting transparency, and aligns invested balances with their intended statutory and project-specific purposes.

Portfolio Performance

As of June 30, 2026:

- Average portfolio yield: **3.62%**
- Three-month Treasury benchmark: **3.66%**
- Portfolio weighted average maturity: **40 days**
- Portfolio net asset value: **0.999819**

Although market yields softened slightly during the quarter, the City's investment returns remained consistent with prevailing short-term market conditions while preserving principal and liquidity.

Investment Pools and Portfolio Structure

The City continues to utilize TexSTAR as its primary investment pool because of its AAAM rating, daily liquidity, stable net asset value, and competitive short-term yields.

During April 2026, approximately \$11.17 million was transferred from the 2025 GO Bond investment account to establish and fund these reserves, including:

- \$8.04 million to the Impact Fee Account,
- \$1.00 million to the Water & Sewer Reserve, and
- \$2.13 million to the General Fund Reserve.

These transfers represent an intentional realignment of bond proceeds and reserve balances rather than new investment activity. They improve the City's portfolio organization while maintaining full liquidity for future capital expenditures.

In addition, the City established one new Chase Bank operating account for Kemper Sports Operations to separate day-to-day operating activity from the existing Kemper depository account and improve operational cash management.

Collateralization and Compliance

All investment activities during the quarter remained in full compliance with the City's Investment Policy and the Public Funds Investment Act. All bank deposits continue to be fully collateralized in excess of statutory requirements.

Economic and Interest Rate Outlook

Economic conditions during the quarter remained relatively stable despite continued uncertainty surrounding monetary policy and global economic conditions. Key economic developments included:

- Inflation continued moderating but remained above the Federal Reserve's long-term target.
- Labor markets remained resilient with relatively low unemployment.
- The Federal Reserve maintained a cautious, data-dependent approach toward future interest rate adjustments.

Short-term interest rates remained favorable for local government investment pools, allowing the City to continue earning attractive returns while maintaining a short-duration portfolio. Looking ahead, the City will continue monitoring interest rate movements, liquidity requirements, and capital project cash flow needs.

¹ Texas Government Code Chapter 2256 – Public Funds Investment Act

<https://statutes.capitol.texas.gov/Docs/GV/htm/GV.2256.htm>

² S&P Global Ratings – Local Government Investment Pool Rating Definitions (AAAm)

<https://www.spglobal.com/ratings>

³ Federal Reserve Board – Monetary Policy and Interest Rate Information

<https://www.federalreserve.gov/monetarypolicy.htm>

City of Justin

Quarter Ending:

June 30, 2026

Quarterly Investment Report

Performance	4/1/2026	6/30/2026
Portfolio Yield (Avg. Monthly Rate)	3.638	3.622
3-Month Treasury Benchmark	3.610	3.660
Portfolio Net Asset Value (NAV)	0.999976	0.999819
Portfolio Weighted Avg. Maturity (≤ 365 Days)	39	40

Fund	Description	Beginning Balance 4/1/2026	Deposits	Withdrawals	Interest	Ending Balance 6/30/2026
Local Government Investment Pool (Texstar)						
Debt	2025 GO Bond	\$ 20,262,369.66	\$ -	\$ 11,166,291.78	\$ 105,797.62	\$ 9,201,875.50
Debt	CO Series 2019	462,677.56	-	-	4,186.85	466,864.41
EDC	EDC 4A Reserves	252,262.03	-	-	2,282.80	254,544.83
EDC	EDC 4B Reserves	320,660.22	-	-	2,901.76	323,561.98
General	General Fund Reserve	1,284,127.10	3,130,464.21	-	27,808.39	4,442,399.70
Water/ Wastewater	Water Impact Fee	548,544.22	8,035,827.57	5,476,735.00	52,623.82	3,160,260.61
General	Seizure Fund	8,677.93	-	-	78.55	8,756.48
Debt	2017 CO Debt	176,928.51	-	-	1,601.05	178,529.56
Water/ Wastewater	Water & Sewer Fund	4,707,653.58	1,000,000.00	-	49,546.54	5,757,200.12
Capital Improvement	West Side Sewer Construction Fund	1,079,566.09	-	-	9,769.24	1,089,335.33
Debt	CO 2024 TWDB Bond	2,289,443.73	-	-	3,182.03	2,292,625.76
Water/ Wastewater	Sewer Impact Fee	2,802,382.00	-	-	4,173.75	2,806,555.75
Street Improvement	Roadway Impact Fee	2,674,353.00	-	-	3,983.05	2,678,336.05
Total - Local Government Investment Pool - Texstar		\$ 36,869,645.63	\$ 12,166,291.78	\$ 16,643,026.78	\$ 267,935.45	\$ 32,660,846.08
Chase Bank						
EDC	Justin Economic Development Corporation	\$ 1,173,806.84	\$ 118,949.15	\$ 84,695.29	\$ -	\$ 1,208,060.70
CDC	Justin Community Development Corporation	1,351,488.08	118,949.15	7,500.00	-	1,462,937.23
Consolidated Cash	General Operating	9,127,646.81	11,154,637.36	16,500,790.18	-	3,781,493.99
Public Improvement District	PID IA#1	179,268.77	-	-	-	179,268.77
Public Improvement District	PID IA#2	-	-	-	-	-
Water/ Wastewater	Utility Deposits	672,626.31	-	-	-	672,626.31
General	Tax Account	2,853,998.44	22,328.22	6,431.25	-	2,869,895.41
Capital Improvement	Security & Technology	17,070.33	-	-	-	17,070.33
Debt Service	Revenue Bond I&S	-	-	-	-	-
Water/ Wastewater	Water Operating	150.00	-	-	-	150.00
General	Kemper Sports Depository	40,402.49	33,110.70	166.68	-	73,346.51
General	Kemper Sports Operating	-	89,135.57	77,322.10	-	11,813.47
Total - Chase Bank		\$ 15,416,458.07	\$ 11,537,110.15	\$ 16,676,905.50	\$ -	\$ 10,276,662.72
Grand Total Cash & Investments		\$ 52,286,103.70	\$ 23,703,401.93	\$ 33,319,932.28	\$ 267,935.45	\$ 42,937,508.80

COLLATERALIZATION OF BANK DEPOSITS

Total Federal Securities

Chase Bank Balance (excl. CDC)
FDIC Coverage (\$250,000 per financial institution)
Difference
Difference @ 102%
Amount to Be Covered by Collateral

Collateral

Total Collateral

BOOK VALUE 6/30/2026	MARKET VALUE 6/30/2026
\$ 10,431,000.00	\$ 9,959,863.19
	9,995,013.64
	(250,000.00)
	\$ 9,745,013.64
	1.02
	\$ 9,939,913.91
	\$ 9,959,863.19
	\$ 9,959,863.19

100.20% Collateralized

The Quarterly Investment Report contains internal management reports for the City of Justin's Investment Program and is presented in accordance with the Public Funds Investment Act (Texas Government Code Chapter 2256). The investments included in this report are in compliance with the policies and strategies contained in the City of Justin's adopted Investment Policy, as approved by City Council resolution.

Hailey Payne

Hailey Payne, Finance Director & Investment Officer

Date



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 6. (WORKSHOP ITEM(S) & REPORTS)

Title: Receive a report on the impact of changing City Council meeting dates to the second and fourth Monday of the month.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Background:

At Council's request, staff evaluated the operational impact of changing regular City Council meetings from the second and fourth Thursdays of each month to the first and third Mondays and presented the operational impact considerations to Council at the July 9th Council Meeting. Council then asked staff to evaluate changing the meeting to the 2nd and 4th Mondays.

Based on the review, staff did not identify any material operational benefit associated with the proposed change. However, it did not present as many challenges moving the meetings to 1st and 3rd Mondays.

Holiday Conflicts

There are fewer conflicts on the 2nd and 4th than the 1st and 3rd.

Municipal Court Coordination

There is not a conflict with Municipal Court.

Staff Availability and Meeting Support

This is an area that still remains affected by a move to the 2nd and 4th Mondays. Just as with the 1st and 3rd there are staff members of the City's executive and administrative staff who have standing conflicts that would prevent their regular attendance at meetings held on the proposed 2nd and 4th Mondays. These positions are directly involved in agenda preparation, meeting administration, financial reporting, departmental presentations, and implementation of Council direction. Their inability to regularly attend would require substantial changes to current responsibilities and meeting-support procedures.

Development Review Timelines

The proposed 2nd and 4th Monday schedule would not have as much of a negative impact.

City Attorney Review: No

Attachments:

None



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (CONSENT AGENDA)

Title: Consider adoption of Ordinance 858-26, second reading, to approve mid-year Budget Amendment(s); and take appropriate action.

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Staff recommends approval of Ordinance 858-26, as presented.

Background:

As the City approaches the close of Fiscal Year 2025-2026, Finance staff completed a comprehensive review of all expenditure accounts to identify categories projected to exceed their adopted appropriations by year-end. This amendment only adjusts expenditure appropriations within the adopted budget and does not amend budgeted revenues. The recommended appropriations provide sufficient legal spending authority for departments to complete the fiscal year while accurately reflecting actual operating expenditures. The recommended amendments total \$969,565 across 63 expenditure items and are summarized in the attached supporting documentation.

City Attorney Review: No

Attachments:

1. Exhibit A- Budget Amendment Detail
2. Ord 858-26 Justin FY2025-26 Budget Amendment 1st read

EXHIBIT "A"

FY 2025-2026 Budget Amendment Detail

Recommended Expenditure Appropriation Adjustments

The following recommended expenditure appropriation amendments are proposed to align the Fiscal Year 2025-2026 Adopted Budget with projected year-end expenditures.

These amendments adjust expenditure appropriations only and do not amend the City's adopted revenue budget. If approved by the City Council, these amendments will provide the necessary appropriation authority for expenditures projected to exceed the adopted budget through the end of the fiscal year.

City of Justin — Recommended Amendments by Category				
FY 2025-2026 Budget adopted at category level — flagged overages grouped by expenditure object category				
Category	# Items	Current Budget (\$)	Projected Year-End (\$)	Recommended Amendment (\$)
Personnel Services	15	532,902	992,647	459,745
Contractual / Purchased Services	21	776,073	1,009,306	233,233
Supplies & Operations	19	143,030	254,421	111,391
Capital Outlay	5	295,866	416,750	120,884
Other / Miscellaneous	2	5,000	48,945	43,945
Debt Service	1	400	767	367
TOTAL — ALL CATEGORIES	63	1,753,271	2,722,836	969,565

City of Justin — Recommended Amendments by Department & Category								
FY 2025-2026 Flagged budget overages — recommended amendment (\$) by department and expenditure category								
Department	Fund	Personnel Services	Contractual / Purchased Services	Supplies & Operations	Capital Outlay	Other / Miscellaneous	Debt Service	TOTAL
General Administration	100	2,793	1,536	12,848	-	-	-	17,177
Library	100	199	-	11,720	-	-	-	11,919
Municipal Court	100	34,398	183	-	13,540	-	-	48,122
Police	100	8,136	96,390	30,055	72,170	-	-	206,751
Fire Department	100	399,005	-	2,351	25,370	-	-	426,725
Building & Maintenance	100	15,214	18,812	-	-	-	-	34,026
Planning & Development	100	-	44,195	3,591	9,803	-	-	57,590
Debt Service	100	-	-	-	-	-	367	367
Non-Departmental	100	-	46,337	49,915	-	42,772	-	139,024
Economic Development	235	-	20,485	-	-	1,173	-	21,658
Community Development	236	-	5,293	913	-	-	-	6,206
TOTAL — ALL DEPARTMENTS		459,745	233,233	111,391	120,884	43,945	367	969,565

Summary

The approved expenditure appropriation amendments increase Fiscal Year 2025-2026 expenditure authority by \$969,565 across 63 expenditure items. These amendments provide sufficient appropriation authority for departments projected to exceed their adopted budgets prior to fiscal year-end.

ORDINANCE NO. 858-26

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, FIRST READING, AMENDING ORDINANCE 812-25, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FY 2025-2026 BUDGET; AS SET OUT IN EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, the City Council approved Ordinance 812-25 which included the Fiscal Year 2025-2026 Budget beginning October 1, 2025 and ending September 30, 2026; and,

WHEREAS, city departments review their budget appropriations to ensure they are within budget parameters and determine if any changes are necessary; and,

WHEREAS, the City Manager and staff have prepared amendments to certain appropriations and expenditures in the Fiscal Year 2025-2026 Budget and submitted to the City Council for approval and a true and correct copy is attached in Exhibit "A"; and,

WHEREAS, the City Council has the authority to approve amendments to Ordinance 812-25; City Budget, and,

WHEREAS, the City Council has determined that the proposed amendments to the Fiscal Year 2025-2026 Budget are in the best interest of the City.

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

SECTION 1. That Ordinance No. 812-25, the Fiscal Year 2025-2026 Budget Ordinance, is hereby amended to incorporate the changes set out in Exhibit "A" and are hereby authorized and approved.

SECTION 2. The approved expenditure amendments are allocated among departments and expenditure categories as detailed in Exhibit "A."

SECTION 3. All portions of the existing FY 2025-2026 Budget, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of this ordinance.

SECTION 4. In the event any clause, phrase, provision, sentence, or part of this ordinance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Justin, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 5. That this Ordinance shall become effective from and after its adoption and is so ordained.

DULY PASSED on the first reading by the City Council of the City of Justin, Texas, on the 9th day of July, 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider and take appropriate action regarding the first reading of Ordinance No. 864-26, an ordinance of the City Council of the City of Justin, Texas, approving the Timberbrook Public Improvement District No. 1 2026 Annual Service Plan Update to the 2025 Amended and Restated Service and Assessment Plan, including the updated Improvement Area #1, Improvement Area #2-A, Improvement Area #2-B, Improvement Area #3, and the Major Improvement Area Assessment Rolls, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and providing an effective date.

Department: Administration

Contact: Abbey Reece

Recommendation:

Staff recommends adoption of Ordinance 864-26.

Background:

The Timberbrook Public Improvement District No. 1 Service and Assessment Plan is required to be reviewed and updated annually. The District was created by Resolution No. 513-17 on September 25, 2017. The 2026 Annual Service Plan Update updates the District's Assessment Rolls for Improvement Area #1, Improvement Area #2-A, Improvement Area #2-B, Improvement Area #3, and the Major Improvement Area, and establishes the Annual Installments due January 31, 2027.

On August 28, 2025, the City Council adopted Ordinance No. 819-25, approving the 2025 Amended and Restated Service and Assessment Plan, which amended and restated the 2021 Amended and Restated Service and Assessment Plan (August Update) in its entirety, levied the Improvement Area #3 Assessments, and approved the updated Assessment Rolls.

No anticipated impact to the City's General Fund. Debt service and administrative costs are funded through assessments levied on benefited property within the District.

City Attorney Review: Yes

Attachments:

1. 2026-08-03_JUS_Timberbrook PID No. 1_2026 SAP Update_Final

2. 2026-08-03_JUS_Timberbrook PID No. 1_2026 SAP Update Ordinance_Final



TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1 2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 27, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Timberbrook Public Improvement District No. 1 2025 Amended and Restated Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. 513-17 on September 25, 2017, by the governing body of the City of Justin, Texas (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On March 26, 2018, the City approved the 2018 Service and Assessment Plan for the District by adopting the 2018 Assessment Ordinances, which approved the levy of Assessments on Assessed Property within Improvement Area #1 and the Major Improvement Area of the District and approved the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll.

On July 8, 2019, the Governing Body approved the 2019 Annual Service Plan Update for the District by council action, which updated the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll for 2019.

On June 29, 2020, the Governing Body approved the 2020 Annual Service Plan Update for the District by approving Resolution No. 544-20, which updated the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll for 2020.

On June 28, 2021, the Governing Body approved the 2021 A&R Service and Assessment Plan (June Update) for the District by adopting Ordinance No. 700-21, which served to amend and restate the 2018 Service and Assessment Plan, including all previously approved Annual Service Plan Updates (including the 2019 Annual Service Plan Update and 2020 Annual Service Plan Update), 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 Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll.

On August 10, 2021, the Governing Body approved the 2021 A&R Service and Assessment Plan (August Update) for the District by adopting Ordinance No. 704-21, which served to amend and restate the 2021 A&R 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 Improvement Area #1 Assessment Roll, Major Improvement Area Assessment Roll, and Improvement Area #2-A Assessment Roll.

On June 28, 2022, the Governing Body 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 Governing Body approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 757-23, which updated the Assessment Rolls for 2023.

On July 25, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 783-24, which updated the Assessment Rolls for 2024.

On August 28, 2025, the Governing Body approved the SAP for the District by adopting Ordinance No. 819-25, which served to amend and restate the 2021 A&R Service and Assessment Plan (August Update), in its entirety for the purposes of (1) updating the Improvement Area #1 Assessment Roll; (2) updating the Improvement Area #2-A Assessment Roll; (3) updating the Improvement Area #2-B Assessment Roll; (4) updating the Major Improvement Area Assessment Roll; (5) identifying the costs of the Improvement Area #3 Authorized Improvements; (6) identifying the indebtedness to be incurred for the Improvement Area #3 Authorized Improvements, and the manner of assessing the Improvement Area #3 Assessed Property for the costs of the Improvement Area #3 Authorized Improvements; (7) levying the Improvement Area #3 Assessment for the Improvement Area #3 Assessed Property; and (8) approving the Improvement Area #3 Assessment Roll.

The 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 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Timberbrook, Phase 1A was filed and recorded with the County as document number 2018-209 on May 8, 2018.
- The final plat of Timberbrook, Phase 1B was filed and recorded with the County as document number 2018-210 on May 8, 2018.
- The replat of Timberbrook, Phase 1A Lots 31XR-33R, Block 3 was filed and recorded with the County as document number 2019-160 on April 3, 2019.
- The replat of Timberbrook, Phase 1B Lots 30R-36R, Block 6 was filed and recorded with the County as document number 2019-159 on April 3, 2019.
- The final plat of Timberbrook, Phase 2 was filed and recorded with the County as document number 2020-133 on April 30, 2020.

Improvement Area #2-A

- The final plat of Timberbrook, Phase 3A was filed and recorded with the County as document number 2021-266 on July 1, 2021.

Improvement Area #2-B

- The final plat of Timberbrook, Phase 3B-4A was filed and recorded with the County as document number 2022-326 on August 23, 2022.
- The final plat of Timberbrook, Phase 4B was filed and recorded with the County as document number 2024-56 on February 15, 2024.
- The final plat of Timberbrook, Phase 5 was filed and recorded with the County as document number 2024-57 on February 15, 2024.
- The final plat of Timberbrook, Phase 6 was filed and recorded with the County as document number 2024-55 on February 15, 2024.
- The final plat of Timberbrook Crossing Lots 1-4, Block A was filed and recorded with the County as document number 2024-133 on April 8, 2024.
- The replat of Timberbrook, Phase 4B was filed and recorded with the County as document number 2025-383 on September 17, 2025.

Improvement Area #3

- The final plat of Timberbrook, Phase 7 was filed and recorded with the County as document number 2024-233 on July 1, 2024.
- The final plat of Timberbrook, Phase 9 was filed and recorded with the County as

document number 2026-193 on May 28, 2026.

Improvement Area #4

- The final plat of Ladera Timberbrook was filed and recorded with the County as document number 2025-70 on February 24, 2025.

See **Exhibit C-1, Exhibit C-2, and Exhibit C-3** for the Lot Type classification maps.

LOT AND HOME SALES

Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access (“EMMA”) by searching for the PID Bonds.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, may be available through continuing disclosure filings accessible via EMMA by searching for such PID Bonds. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$6,843,627.49, which is less than the debt service due on the outstanding Improvement Area #1 Bonds due to Prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

Improvement Area #2-A

Improvement Area #2-A has an outstanding Assessment of \$2,241,633.10, which, when combined with the outstanding Improvement Area #2-B Assessment, is less than debt service due on the outstanding 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

Improvement Area #2-B has an outstanding Assessment of \$15,365,102.77, which, when combined with the outstanding Improvement Area #2-A Assessment, is less than the debt service due on the outstanding Improvement Area #2 Bonds due to a Prepayment of Assessment for which Improvement Area #2 Bonds have not yet been redeemed.

Improvement Area #3

Improvement Area #3 has an outstanding Assessment of \$6,276,000.00.

Major Improvement Area

Major Improvement Area has an outstanding Assessment of \$5,982,430.81, which is less than the debt service due on the outstanding Major Improvement Area Bonds due to Prepayment of Assessment for which Major Improvement Area Bonds have not yet been redeemed.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the PID Bonds. Debt service schedules are attached as **Exhibit B-1, Exhibit B-2, Exhibit B-3, Exhibit B-4, and Exhibit B-5.**

ANNUAL INSTALLMENT DUE 1/31/2027

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund related to the Improvement Area #1 Bonds. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below related to the Improvement Area #1 Bonds.

Improvement Area #1	
Due January 31, 2027	
Principal	\$ 190,000.00
Interest	\$ 347,362.50
Additional Interest	\$ 34,400.00
Administrative Expenses	\$ 38,496.46
Total Annual Installment^[a]	\$ 610,258.96

[a] The Improvement Area #1 Annual Installment may not match the Improvement Area #1 Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

- **Administrative Expenses** – The cost of administering the District 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 shown below.

Improvement Area #1	
Administrative Expenses Breakdown	
Administration	\$ 15,555.84
City Auditor	\$ 465.45
Filing Fees	\$ 186.18
County Collection	\$ 186.18
PID Trustee Fees	\$ 4,500.00
Dissemination Agent	\$ 3,500.00
Issuer CDA Review	\$ 2,645.00
Bound Counsel Ann. Fee	\$ 651.64
Collection Costs Maint. Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (693.83)
Arbitrage Calculation	\$ 1,500.00
Total	\$ 38,496.46

Improvement Area #2-A

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #2-A related to the Improvement Area #2 Bonds is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund related to the Improvement Area #2 Bonds. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #2-A Annual Installment related to the Improvement Area #2 Bonds as shown below.

Improvement Area #2-A	
Due January 31, 2027	
<i>Improvement Area #2 Bonds</i>	
Principal	\$ 53,000.00
Interest	\$ 83,472.50
Additional Interest	\$ 11,360.00
	<u>\$ 147,832.50</u>
Administrative Expenses	\$ 5,883.50
Total Annual Installment^[a]	\$ 153,716.00

[a] The Improvement Area #2-A Annual Installment may not match the Improvement Area #2-A Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

- **Administrative Expenses** – The cost of administering the District 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 shown below.

Improvement Area #2-A	
Administrative Expenses Breakdown	
Administration	\$ 5,120.65
City Auditor	\$ 153.22
Filing Fees	\$ 61.28
County Collection	\$ 61.28
PID Trustee Fees	\$ 571.82
Dissemination Agent	\$ 444.75
Issuer CDA Review	\$ 336.10
Bound Counsel Ann. Fee	\$ 214.50
Collection Costs Maint. Balance	\$ 1,270.71
Less CCMB Credit from Prior Years	\$ (2,541.42)
Arbitrage Calculation	\$ 190.61
Total	\$ 5,883.50

Improvement Area #2-B

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below for Improvement Area #2-B related to the Improvement Area #2 Bonds is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund related to the Improvement Area #2 Bonds. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #2-B Annual Installment related to the Improvement Area #2 Bonds as shown below.

Improvement Area #2-B	
Due January 31, 2027	
<i>Improvement Area #2 Bonds</i>	
Principal	\$ 365,000.00
Interest	\$ 573,231.26
Additional Interest	\$ 78,040.00
	<u>\$ 1,016,271.26</u>
Administrative Expenses	\$ 40,417.49
Total Annual Installment^[a]	\$ 1,056,688.75

[a] The Improvement Area #2-B Annual Installment may not match the Improvement Area #2-B Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

- **Administrative Expenses** – The cost of administering the District 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 shown below.

Improvement Area #2-B	
Administrative Expenses Breakdown	
Administration	\$ 35,176.92
City Auditor	\$ 1,052.54
Filing Fees	\$ 421.02
County Collection	\$ 421.02
PID Trustee Fees	\$ 3,928.18
Dissemination Agent	\$ 3,055.25
Issuer CDA Review	\$ 2,308.90
Bound Counsel Ann. Fee	\$ 1,473.56
Collection Costs Maint. Balance	\$ 8,729.29
Less CCMB Credit from Prior Years	\$ (17,458.58)
Arbitrage Calculation	\$ 1,309.39
Total	\$ 40,417.49

Improvement Area #3

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund related to the Improvement Area #3 Bonds. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #3 Annual Installment related to the Improvement Area #3 Bonds as shown below.

Improvement Area #3	
Due January 31, 2027	
Principal	\$ 85,000.00
Interest	\$ 368,893.76
Additional Interest	\$ 31,380.00
Administrative Expenses	\$ 24,065.17
Total Annual Installment^[a]	\$ 509,338.93

[a] The Improvement Area #3 Annual Installment may not match the Improvement Area #3 Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

- **Administrative Expenses** – The cost of administering the District 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 #3 is shown below.

Improvement Area #3	
Administrative Expenses Breakdown	
Administration	\$ 14,059.75
City Auditor	\$ 420.69
Filing Fees	\$ 168.28
County Collection	\$ 168.28
PID Trustee Fees	\$ 4,500.00
Dissemination Agent	\$ 3,500.00
Draw Request Review	\$ 4,370.00
Issuer CDA Review	\$ 4,025.00
Bound Counsel Ann. Fee	\$ 588.96
Collection Costs Maint. Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (19,235.79)
Arbitrage Calculation	\$ 1,500.00
Total	\$ 24,065.17

Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund related to the Major Improvement Area Bonds. The Additional Interest is calculated in accordance with the governing documents, resulting in a Major Improvement Area Annual Installment as shown below.

Major Improvement Area	
Due January 31, 2027	
Principal	\$ 160,000.00
Interest	\$ 327,706.26
Additional Interest	\$ 30,200.00
Administrative Expenses	\$ 32,729.42
Total Annual Installment^[a]	\$ 550,635.68

[a] The Major Improvement Area Annual Installment may not match the Major Improvement Area Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

- **Administrative Expenses** – The cost of administering the District 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 Major Improvement Area is shown below.

Major Improvement Area	
Administrative Expenses Breakdown	
Administration	\$ 13,638.91
City Auditor	\$ 408.10
Filing Fees	\$ 163.24
County Collection	\$ 163.24
PID Trustee Fees	\$ 4,500.00
Dissemination Agent	\$ 3,500.00
Issuer CDA Review	\$ 2,645.00
Bound Counsel Ann. Fee	\$ 571.33
Collection Costs Maint. Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (4,360.40)
Arbitrage Calculation	\$ 1,500.00
Total	\$ 32,729.42

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments is reflected in the corresponding Assessment Roll.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID

Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the PID Bonds.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID 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, and is included below:

		Improvement Area #1				
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 190,000.00	\$ 200,000.00	\$ 210,000.00	\$ 220,000.00	\$ 230,000.00
Interest		\$ 347,362.50	\$ 338,575.00	\$ 329,325.00	\$ 318,825.00	\$ 307,825.00
	(1)	\$ 537,362.50	\$ 538,575.00	\$ 539,325.00	\$ 538,825.00	\$ 537,825.00
Additional Interest	(2)	\$ 34,400.00	\$ 33,450.00	\$ 32,450.00	\$ 31,400.00	\$ 30,300.00
Administrative Expenses	(3)	\$ 38,496.46	\$ 28,244.10	\$ 28,808.98	\$ 29,385.16	\$ 29,972.86
Total Annual Installment^[a]	(4) = (1) + (2) + (3)	\$ 610,258.96	\$ 600,269.10	\$ 600,583.98	\$ 599,610.16	\$ 598,097.86

Notes:

[a] Annual Installments may not match the corresponding Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

		Improvement Area #2-A				
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Major Improvement Area Bonds^[b]</i>						
Principal		\$ 12,935.65	\$ 13,744.13	\$ 14,148.37	\$ 14,956.85	\$ 16,169.57
Interest		\$ 26,494.34	\$ 25,847.56	\$ 25,160.35	\$ 24,399.87	\$ 23,595.94
	(1)	\$ 39,429.99	\$ 39,591.69	\$ 39,308.72	\$ 39,356.72	\$ 39,765.51
Additional Interest	(2)	\$ 2,441.60	\$ 2,376.93	\$ 2,308.21	\$ 2,237.46	\$ 2,162.68
Administrative Expenses	(3)	\$ 2,635.86	\$ 2,102.09	\$ 2,144.13	\$ 2,187.01	\$ 2,230.75
<i>Improvement Area #2 Bonds</i>						
Principal		\$ 53,000.00	\$ 54,000.00	\$ 57,000.00	\$ 58,000.00	\$ 60,000.00
Interest		\$ 83,472.50	\$ 81,882.50	\$ 80,262.50	\$ 78,552.50	\$ 76,812.50
	(4)	\$ 136,472.50	\$ 135,882.50	\$ 137,262.50	\$ 136,552.50	\$ 136,812.50
Additional Interest	(5)	\$ 11,360.00	\$ 11,095.00	\$ 10,825.00	\$ 10,540.00	\$ 10,250.00
Administrative Expenses	(6)	\$ 5,883.50	\$ 7,102.87	\$ 7,244.93	\$ 7,389.83	\$ 7,537.63
Total Annual Installment^[c]	(7) = (1) + (2) + (3) + (4) + (5) + (6)	\$ 198,223.45	\$ 198,151.07	\$ 199,093.49	\$ 198,263.53	\$ 198,759.07

Notes:

[b] Includes the allocable portion of the Major Improvement Area Assessment to Improvement Area #2-A.

[c] Annual Installments may not match the corresponding Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

Improvement Area #2-B						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Major Improvement Area Bonds^[d]</i>						
Principal		\$ 86,883.85	\$ 92,314.09	\$ 95,029.21	\$ 100,459.45	\$ 108,604.81
Interest		\$ 177,952.38	\$ 173,608.19	\$ 168,992.49	\$ 163,884.66	\$ 158,484.97
	(1)	\$ 264,836.23	\$ 265,922.28	\$ 264,021.70	\$ 264,344.11	\$ 267,089.78
Additional Interest	(2)	\$ 16,399.33	\$ 15,964.91	\$ 15,503.34	\$ 15,028.19	\$ 14,525.89
Administrative Expenses	(3)	\$ 17,664.64	\$ 14,087.50	\$ 14,369.25	\$ 14,656.63	\$ 14,949.77
<i>Improvement Area #2 Bonds</i>						
Principal		\$ 365,000.00	\$ 376,000.00	\$ 390,000.00	\$ 403,000.00	\$ 413,000.00
Interest		\$ 573,231.26	\$ 562,281.26	\$ 551,001.26	\$ 539,301.26	\$ 527,211.26
	(4)	\$ 938,231.26	\$ 938,281.26	\$ 941,001.26	\$ 942,301.26	\$ 940,211.26
Additional Interest	(5)	\$ 78,040.00	\$ 76,215.00	\$ 74,335.00	\$ 72,385.00	\$ 70,370.00
Administrative Expenses	(6)	\$ 40,417.49	\$ 48,794.14	\$ 49,770.02	\$ 50,765.42	\$ 51,780.73
Total Annual Installment^[e]	(7) = (1) + (2) + (3) + (4) + (5) + (6)	\$ 1,355,588.95	\$ 1,359,265.09	\$ 1,359,000.56	\$ 1,359,480.62	\$ 1,358,927.43

Notes:

[d] Includes the allocable portion of the Major Improvement Area Assessment to Improvement Area #2-B.

[e] Annual Installments may not match the corresponding Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

Improvement Area #3						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Major Improvement Area Bonds^[f]</i>						
Principal		\$ 22,752.81	\$ 24,174.86	\$ 24,885.88	\$ 26,307.93	\$ 28,441.01
Interest		\$ 46,601.48	\$ 45,463.84	\$ 44,255.10	\$ 42,917.48	\$ 41,503.43
	(1)	\$ 69,354.29	\$ 69,638.70	\$ 69,140.98	\$ 69,225.41	\$ 69,944.44
Additional Interest	(2)	\$ 4,294.59	\$ 4,180.83	\$ 4,059.95	\$ 3,935.52	\$ 3,803.98
Administrative Expenses	(3)	\$ 4,699.08	\$ 3,747.50	\$ 3,822.45	\$ 3,898.90	\$ 3,976.88
<i>Improvement Area #3 Bonds</i>						
Principal		\$ 85,000.00	\$ 88,000.00	\$ 92,000.00	\$ 96,000.00	\$ 99,000.00
Interest		\$ 368,893.76	\$ 365,281.26	\$ 361,541.26	\$ 357,631.26	\$ 353,551.26
	(4)	\$ 453,893.76	\$ 453,281.26	\$ 453,541.26	\$ 453,631.26	\$ 452,551.26
Additional Interest	(5)	\$ 31,380.00	\$ 30,955.00	\$ 30,515.00	\$ 30,055.00	\$ 29,575.00
Administrative Expenses	(6)	\$ 24,065.17	\$ 32,436.98	\$ 33,085.72	\$ 33,747.43	\$ 34,422.38
Total Annual Installment^[g]	(7) = (1) + (2) + (3) + (4) + (5) + (6)	\$ 587,686.89	\$ 594,240.26	\$ 594,165.36	\$ 594,493.53	\$ 594,273.94

Notes:

[f] Includes the allocable portion of the Major Improvement Area Assessment to Improvement Area #3.

[g] Annual Installments may not match the corresponding Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

Improvement Area #4						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Major Improvement Area Bonds^[h]</i>						
Principal		\$ 12,116.88	\$ 12,874.18	\$ 13,252.84	\$ 14,010.14	\$ 15,146.10
Interest		\$ 24,817.36	\$ 24,211.51	\$ 23,567.80	\$ 22,855.46	\$ 22,102.42
	(1)	\$ 36,934.24	\$ 37,085.70	\$ 36,820.64	\$ 36,865.60	\$ 37,248.52
Additional Interest	(2)	\$ 2,287.06	\$ 2,226.48	\$ 2,162.11	\$ 2,095.84	\$ 2,025.79
Administrative Expenses	(3)	\$ 2,502.47	\$ 1,995.71	\$ 2,035.62	\$ 2,076.34	\$ 2,117.86
Total Annual Installment^[i]	(4) = (1) + (2) + (3)	\$ 41,723.76	\$ 41,307.88	\$ 41,018.37	\$ 41,037.78	\$ 41,392.17

Notes:

[h] Includes the allocable portion of the Major Improvement Area Assessment to Improvement Area #4.

[i] Annual Installments may not match the corresponding Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

Future Improvement Area					
Annual Installment Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Major Improvement Area Bonds^[j]</i>					
Principal	\$ 25,310.81	\$ 26,892.74	\$ 27,683.70	\$ 29,265.63	\$ 31,638.52
Interest	\$ 51,840.70	\$ 50,575.16	\$ 49,230.52	\$ 47,742.52	\$ 46,169.50
(1)	\$ 77,151.51	\$ 77,467.90	\$ 76,914.23	\$ 77,008.15	\$ 77,808.01
Additional Interest	(2) \$ 4,777.42	\$ 4,650.86	\$ 4,516.40	\$ 4,377.98	\$ 4,231.65
Administrative Expenses	(3) \$ 5,227.38	\$ 4,168.82	\$ 4,252.19	\$ 4,337.24	\$ 4,423.98
Total Annual Installment^[k]	(4) = (1) + (2) + (3)	\$ 87,156.31	\$ 86,287.58	\$ 85,682.82	\$ 85,723.37
		\$ 86,463.65			

Notes:

[j] Includes the allocable portion of the Major Improvement Area Assessment to the Future Improvement Area.

[k] Annual Installments may not match the corresponding Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

Major Improvement Area					
Annual Installment Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Major Improvement Area Bonds^[l]</i>					
Principal	\$ 160,000.00	\$ 170,000.00	\$ 175,000.00	\$ 185,000.00	\$ 200,000.00
Interest	\$ 327,706.26	\$ 319,706.26	\$ 311,206.26	\$ 301,800.00	\$ 291,856.26
(1)	\$ 487,706.26	\$ 489,706.26	\$ 486,206.26	\$ 486,800.00	\$ 491,856.26
Additional Interest	(2) \$ 30,200.00	\$ 29,400.00	\$ 28,550.00	\$ 27,675.00	\$ 26,750.00
Administrative Expenses	(3) \$ 32,729.42	\$ 26,101.62	\$ 26,623.65	\$ 27,156.12	\$ 27,699.24
Total Annual Installment^[m]	(4) = (1) + (2) + (3)	\$ 550,635.68	\$ 545,207.88	\$ 541,379.91	\$ 541,631.12
		\$ 546,305.50			

Notes:

[l] The Major Improvement Area includes the Improvement Area #2-A, Improvement Area #2-B, Improvement Area #3, Improvement Area #4, and the Future Improvement Area's allocable portion of the Major Improvement Area Assessments.

[m] Annual Installments may not match the corresponding Assessment Roll due to rounding and Prepayments of Assessments not yet redeemed.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3, Exhibit A-4, Exhibit A-5, Exhibit A-6**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
976404	Lot Type 1	[d]	\$ 16,787.31	\$ 744.77
957128	Lot Type 1	[d]	\$ 16,787.31	\$ 744.77
957053	Lot Type 2	[e]	\$ 19,585.20	\$ 868.90
1036406	Lot Type 2	[e]	\$ 19,585.20	\$ 868.90
732143	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732201	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957086	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957110	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732142	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732202	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957087	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957109	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732141	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732203	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957088	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957108	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732140	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732204	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957089	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732227	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957107	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732139	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732205	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957090	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732226	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957106	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732138	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732206	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957091	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732225	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957105	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732137	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732207	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957092	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732224	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957104	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732136	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732208	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957093	Lot Type 3		\$ 22,383.08	\$ 1,986.05
732223	Lot Type 1		\$ 16,787.31	\$ 1,489.54

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
957103	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957094	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957102	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957095	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957101	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957096	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957100	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957097	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957099	Lot Type 3		\$ 22,383.08	\$ 1,986.05
957098	Lot Type 3		\$ 22,383.08	\$ 1,986.05
754951	Lot Type 1		\$ 16,787.31	\$ 1,489.54
754945	Lot Type 1		\$ 16,787.31	\$ 1,489.54
754946	Lot Type 1		\$ 16,787.31	\$ 1,489.54
754944	Lot Type 1		\$ 16,787.31	\$ 1,489.54
754947	Lot Type 1		\$ 16,787.31	\$ 1,489.54
754943	Lot Type 1		\$ 16,787.31	\$ 1,489.54
754948	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732228	Non-Benefited Property		\$ -	\$ -
754942	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732609	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732135	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957122	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957112	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732642	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732637	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957023	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957121	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732608	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732134	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957123	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957111	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732643	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732636	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957024	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957120	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732607	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732133	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957124	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732644	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732635	Lot Type 1		\$ 16,787.31	\$ 1,489.54

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
957025	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957119	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732606	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732132	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957125	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732645	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732634	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957026	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957118	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732605	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732131	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957126	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732646	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732633	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957027	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957117	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732657	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732604	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732130	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957127	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732647	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732632	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957028	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957116	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732656	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732603	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732129	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732648	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732631	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957029	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957115	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732655	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732602	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732128	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957129	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732649	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732630	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957030	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957114	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732654	Lot Type 1		\$ 16,787.31	\$ 1,489.54

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
732601	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732127	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957130	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732650	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732629	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957031	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957113	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732600	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732126	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732651	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732628	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957032	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732599	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732652	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732627	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732653	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957033	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732598	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957188	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732626	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957034	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957187	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732597	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957189	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732625	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957035	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957186	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732596	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957190	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732624	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957036	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957185	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732595	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957191	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732623	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957037	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957184	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732594	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957192	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732622	Lot Type 1		\$ 16,787.31	\$ 1,489.54

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
957038	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957183	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732593	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957193	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732621	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957039	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957182	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732592	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957194	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732620	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957168	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957040	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957181	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732591	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957152	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957195	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957169	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957167	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957041	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957180	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732590	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957151	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957196	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957170	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957166	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957042	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957179	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957150	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957197	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957171	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957165	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957178	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957149	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957198	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957172	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957164	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957177	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957148	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957173	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957163	Lot Type 2		\$ 19,585.20	\$ 1,737.80

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
957176	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957147	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957174	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957146	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957145	Lot Type 2		\$ 19,585.20	\$ 1,737.80
732222	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732105	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732221	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732106	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732220	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732107	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732164	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732219	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732108	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732165	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732218	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732109	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732209	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732217	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732110	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732167	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732210	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732216	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732111	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732211	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732112	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732212	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732113	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732170	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732114	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732171	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732115	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732172	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732116	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732117	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732118	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732119	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732213	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732120	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732121	Lot Type 1		\$ 16,787.31	\$ 1,489.54

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
732214	Lot Type 1	[c]	\$ 16,787.31	\$ 1,489.54
732122	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732215	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732123	Lot Type 1		\$ -	\$ -
732124	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732173	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732174	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732175	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732176	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732671	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732658	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732670	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732659	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732669	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732660	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732668	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732661	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732667	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732662	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732666	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732663	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732665	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732610	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732672	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732144	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732199	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732638	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732191	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732611	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732673	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732145	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732198	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732639	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732190	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732612	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732674	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732146	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732197	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732640	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732189	Lot Type 1		\$ 16,787.31	\$ 1,489.54

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
732613	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732675	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732147	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732196	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732641	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732188	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732614	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732676	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732148	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732195	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732187	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732615	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732677	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732149	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732194	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732186	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732616	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732678	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732150	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732193	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732185	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732617	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732679	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732151	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732192	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732184	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732618	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957132	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732152	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732183	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957133	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732153	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732182	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957134	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732154	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732181	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957135	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732155	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732180	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957136	Lot Type 1		\$ 16,787.31	\$ 1,489.54

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
732156	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732179	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732157	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732178	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732158	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732177	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732159	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732160	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732161	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957137	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957138	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957139	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957140	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957141	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957162	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957056	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957142	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957161	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957055	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957143	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957160	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957054	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957144	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957084	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957153	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957057	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957052	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957083	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957154	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957058	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957051	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957082	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957155	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957059	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957050	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957081	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957156	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957060	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957049	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957080	Lot Type 2		\$ 19,585.20	\$ 1,737.80

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
957157	Lot Type 2	[c]	\$ 19,585.20	\$ 1,737.80
957061	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957048	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957079	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957158	Lot Type 2		\$ -	\$ -
957062	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957047	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957078	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957063	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957046	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957077	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957064	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957045	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957076	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957065	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957044	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957075	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957066	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957043	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957074	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957067	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957073	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957068	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957072	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957069	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957071	Lot Type 2		\$ 19,585.20	\$ 1,737.80
957070	Lot Type 2		\$ 19,585.20	\$ 1,737.80
732200	Non-Benefited Property		\$ -	\$ -
732162	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732163	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732166	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732168	Lot Type 1		\$ 16,787.31	\$ 1,489.54
732169	Lot Type 1		\$ 16,787.31	\$ 1,489.54
957159	Non-Benefited Property		\$ -	\$ -
754950	Lot Type 1		\$ 16,787.31	\$ 1,489.54
754949	Non-Benefited Property		\$ -	\$ -

			Improvement Area #1 Assessment Roll ^{[a],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
732229	Non-Benefited Property		\$ -	\$ -
Total			\$ 6,843,627.49	\$ 607,235.95

Notes:

[a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding and Prepayments of Assessments not yet redeemed.

[b] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[c] Assessment has been prepaid in full.

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

[e] Undivided interest Parcel located at 808 PARK VISTA DR, billed 50% to Property ID 957053 and 50% to Property ID 1036406.

[f] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[g] Subject to change based on final certified rolls provided by the county prior to billing.

[h] Annual Installments due 1/31/2027 may not match the amounts shown as due in the "Annual Installment due 1/31/2027" and "Service Plan" Sections of this 2026 Annual Service Plan update due to Prepayments shown in this table.

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

			Improvement Area #2-A Assessment Roll ^{[a],[d],[f],[g]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[e]
980879	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980823	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980854	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980869	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980852	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980830	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980819	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980824	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980874	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980827	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980826	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980817	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980882	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980815	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980870	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980857	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980858	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980865	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980844	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980849	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980861	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980877	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980886	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980878	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980893	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980892	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980831	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980891	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980883	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980841	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980840	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980850	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980813	Non-Benefited Property		\$ -	\$ -
980887	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980848	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980821	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980834	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980838	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980845	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980818	Lot Type 4		\$ 27,606.32	\$ 1,868.72

			Improvement Area #2-A Assessment Roll ^{[a],[d],[f],[g]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[e]
980837	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980820	Lot Type 4	[c]	\$ -	\$ -
980816	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980855	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980833	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980863	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980880	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980867	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980866	Lot Type 5	[c]	\$ -	\$ -
980881	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980889	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980853	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980871	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980814	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980888	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980860	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980843	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980885	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980839	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980832	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980872	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980828	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980842	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980868	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980822	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980835	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980851	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980862	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980836	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980846	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980864	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980825	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980876	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980859	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980884	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980847	Lot Type 4		\$ 27,606.32	\$ 1,868.72
980890	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980875	Non-Benefited Property		\$ -	\$ -
980873	Lot Type 5		\$ 30,366.95	\$ 2,055.59
980829	Lot Type 4		\$ 27,606.32	\$ 1,868.72

			Improvement Area #2-A Assessment Roll ^{[a],[d],[f],[g]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[e]
980856	Lot Type 5		\$ 30,366.95	\$ 2,055.59
Total			\$ 2,241,633.10	\$ 151,739.98

Notes:

[a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding and Prepayments of Assessments not yet redeemed.

[b] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[c] Assessment has been prepaid in full.

[d] The Improvement Area #2-A Assessment Roll only shows the portion of the Improvement Area #2-A Annual Installment associated with the Improvement Area #2-A Assessment. The Parcels in Improvement Area #2-A are also allocated a portion of the Major Improvement Area Assessment. See **Exhibit A-6** for the Major Improvement Area Assessment Roll

[e] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[f] Subject to change based on final certified rolls provided by the county prior to billing.

[g] Annual Installments due 1/31/2027 may not match the amounts shown as due in the "Annual Installment due 1/31/2027" and "Service Plan" Sections of this 2026 Annual Service Plan update due to Prepayments shown in this table.

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

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1007344	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007432	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007455	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007348	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007218	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007345	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007246	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007508	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007191	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007359	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036788	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007233	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036631	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007196	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007402	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007293	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007326	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007295	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007501	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007391	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007442	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007296	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007518	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007434	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007251	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007309	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007389	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007405	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007411	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007412	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007420	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007422	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007423	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007425	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007426	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007437	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007438	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007473	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007482	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007504	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1007505	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007506	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007509	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007510	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007520	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036542	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036543	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036544	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036548	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036553	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036554	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036555	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036559	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036560	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036563	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036564	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036565	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036566	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036567	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036568	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036569	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036570	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036571	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036574	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036579	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036591	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036592	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036593	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036595	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036596	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036597	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036598	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036599	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036600	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036601	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036602	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036603	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036604	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036606	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036609	Lot Type 8		\$ 31,059.22	\$ 2,104.03

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1036612	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036617	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036627	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036629	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036636	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036637	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036638	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036639	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036640	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036641	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036642	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036643	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036644	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036645	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036648	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036649	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036650	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1036651	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1036653	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1036654	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1036655	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1036656	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1036657	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1036658	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036659	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036660	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036661	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036662	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036663	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036664	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036665	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036666	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036667	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036668	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036669	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036670	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036671	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036672	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036673	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036674	Lot Type 8		\$ 31,059.22	\$ 2,104.03

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1036675	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036676	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036677	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036678	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036679	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036680	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036681	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036700	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036701	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036702	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036703	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036704	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036705	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036706	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036707	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036708	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036709	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036710	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036711	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036712	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036713	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036714	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036715	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036716	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036717	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036718	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036719	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036720	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036721	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036722	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036723	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036724	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036725	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036726	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036727	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036728	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036729	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036781	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036782	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036576	Lot Type 8		\$ 31,059.22	\$ 2,104.03

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1036594	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007199	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007503	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036791	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007421	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007301	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007474	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036647	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007193	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007299	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007410	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036620	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036622	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007396	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1040738	Lot Type Commercial		\$ 50,562.72	\$ 3,425.25
1007375	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007305	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007373	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007385	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007429	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036789	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007404	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007239	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007433	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007514	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036605	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007522	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007245	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036589	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007234	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007320	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007519	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007419	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007206	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007226	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036578	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007223	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007368	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007521	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007214	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1007364	Lot Type 6	[c]	\$ 25,412.09	\$ 1,721.48
1007492	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007440	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007204	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007325	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007339	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007480	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007406	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007341	Lot Type 6		\$ -	\$ -
1036608	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007327	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007466	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007342	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036616	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007189	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007416	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007240	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007198	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036619	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007230	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007486	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007291	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036586	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007323	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007353	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007195	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007227	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007367	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007447	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007340	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007308	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007478	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007446	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007285	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036577	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036549	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036550	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036551	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007383	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007235	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1007457	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036590	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007194	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007481	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007436	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007332	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007515	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036583	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007490	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007190	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036684	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007372	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036628	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007497	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007337	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007362	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007363	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007388	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007513	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036545	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036546	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036561	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036562	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036685	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036686	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036687	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036688	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036689	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036690	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036691	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036692	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036693	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036694	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036695	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036696	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036697	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036698	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036699	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036730	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036731	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1036732	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036733	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036734	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036735	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036736	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036737	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036738	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036739	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036740	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036741	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036742	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036743	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036744	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036745	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036746	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036747	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036748	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036749	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036750	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036751	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036752	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036753	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036754	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036755	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036756	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036757	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036758	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036759	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036760	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036761	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036762	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036763	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036764	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036765	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036766	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036767	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036768	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036769	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036770	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036771	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1036772	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036773	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036774	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036775	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036776	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036777	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036778	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036779	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036780	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036783	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036787	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036790	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007334	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007365	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036633	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036581	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007243	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007200	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036607	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036556	Non-Benefited Property		\$ -	\$ -
1007516	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007213	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036613	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007247	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007523	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007347	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007219	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007379	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007351	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007469	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1036623	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036580	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007428	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007238	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007393	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007387	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007384	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007300	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007409	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007203	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1036588	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007494	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036572	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007241	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007417	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007209	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007294	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007498	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007399	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007390	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007292	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036626	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036624	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007207	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007197	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036621	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036630	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007228	Lot Type 6		\$ 25,412.09	\$ 1,721.48
983715	Lot Type Commercial	[c]	\$ -	\$ -
1007304	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007489	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036573	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007468	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007225	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007427	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007222	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007354	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007321	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007458	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036618	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007302	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007303	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007318	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007378	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007380	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007381	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007386	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007463	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007487	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007488	Lot Type 8		\$ 31,059.22	\$ 2,104.03

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1007430	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007451	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036585	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007357	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007435	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007395	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007358	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007248	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007452	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007500	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007460	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007335	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007236	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036635	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007224	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036552	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007216	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007242	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007297	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007313	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007324	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007371	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007453	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007502	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007377	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036575	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007229	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007338	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007211	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007352	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007202	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007471	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007322	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036634	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036582	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007212	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007346	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036611	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007507	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007403	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1007392	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036584	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007456	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007499	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007311	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007439	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007400	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007210	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007221	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007289	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007290	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007316	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007317	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007319	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007443	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007444	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007445	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007467	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007493	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007524	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036547	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007475	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036587	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007459	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007418	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036615	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007298	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007307	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007310	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007355	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007356	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007361	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007369	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007370	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007376	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007401	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007415	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007244	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007512	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007398	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1007472	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007431	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007287	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007350	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036646	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007450	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007217	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007215	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007479	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007343	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007397	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007231	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007205	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007208	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036652	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007491	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007314	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036614	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1036784	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007394	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007382	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007192	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007517	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007511	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007201	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036625	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007496	Lot Type 6	[c]	\$ -	\$ -
1009037	Lot Type Commercial		\$ 795,166.17	\$ 53,866.68
1040736	Lot Type Commercial		\$ 37,567.58	\$ 2,544.93
1040737	Lot Type Commercial		\$ 49,944.41	\$ 3,383.37
1040739	Lot Type Commercial		\$ 82,501.55	\$ 5,588.88
1007349	Non-Benefited Property		\$ -	\$ -
1007413	Non-Benefited Property		\$ -	\$ -
1007414	Non-Benefited Property		\$ -	\$ -
1007449	Non-Benefited Property		\$ -	\$ -
1007495	Non-Benefited Property		\$ -	\$ -
1007525	Non-Benefited Property		\$ -	\$ -
1007526	Non-Benefited Property		\$ -	\$ -
1036557	Non-Benefited Property		\$ -	\$ -
1036558	Non-Benefited Property	[d]	\$ -	\$ -

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1036682	Non-Benefited Property		\$ -	\$ -
1036792	Non-Benefited Property		\$ -	\$ -
1007250	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007328	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007329	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007330	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007331	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007374	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007407	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007408	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007448	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007476	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007477	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007464	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007336	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007312	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007424	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007286	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007315	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036786	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007470	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007465	Lot Type 7		\$ 28,235.66	\$ 1,912.76
1007333	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007441	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007249	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007237	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007288	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007220	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036632	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007232	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036610	Lot Type 8		\$ 31,059.22	\$ 2,104.03
1007366	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007306	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1036785	Lot Type 6		\$ 25,412.09	\$ 1,721.48
1007454	Lot Type 6		\$ 25,412.09	\$ 1,721.48

			Improvement Area #2-B Assessment Roll ^{[a],[e],[g],[h]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[f]
1007360	Lot Type 6		\$ 25,412.09	\$ 1,721.48
Total			\$ 15,365,102.77	\$ 1,040,871.43

Notes:

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

[b] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[c] Assessment has been prepaid in full.

[d] Property ID was originally classified as Lot Type Commercial. Once plat was filed, a mandatory prepayment was made, and property has been prepaid in full and is now classified as Non-Benefited Property.

[e] The Improvement Area #2-B Assessment Roll only shows the portion of the Improvement Area #2-B Annual Installment associated with the Improvement Area #2-B Assessment. The Parcels in Improvement Area #2-B are also allocated a portion of the Major Improvement Area Assessment. See **Exhibit A-6** for the Major Improvement Area Assessment Roll

[f] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[g] Subject to change based on final certified rolls provided by the county prior to billing.

[h] Annual Installments due 1/31/2027 may not match the amounts shown as due in the "Annual Installment due 1/31/2027" and "Service Plan" Sections of this 2026 Annual Service Plan update due to Prepayments shown in this table.

EXHIBIT A-4 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

			Improvement Area #3 Assessment Roll ^{[a],[d],[f],[g]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[e]
68268	Improvement Area #3 Remainder Parcel	[c]	\$ 3,045,414.71	\$ 247,155.56
68277	Improvement Area #3 Remainder Parcel	[c]	\$ 545,336.75	\$ 44,257.69
147863	Improvement Area #3 Remainder Parcel	[c]	\$ 902,715.99	\$ 73,261.38
1048704	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048708	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048709	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048848	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048849	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048850	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048851	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048852	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048853	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048854	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048855	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048856	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048857	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048858	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048859	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048860	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048872	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048875	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048876	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048877	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048878	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048880	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048881	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048882	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048883	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048884	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048885	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048886	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048887	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048892	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048893	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048894	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048895	Non-Benefited Property		\$ -	\$ -
1048717	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048711	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048712	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048714	Lot Type 9		\$ 37,136.09	\$ 3,013.84

			Improvement Area #3 Assessment Roll ^{[a],[d],[f],[g]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[e]
1048715	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048716	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048713	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048718	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048847	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048705	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048706	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048707	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048710	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048873	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048874	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048879	Lot Type 9		\$ 37,136.09	\$ 3,013.84
Total			\$ 6,276,000.00	\$ 509,338.95

Notes:

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

[b] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[c] The entire Improvement Area #3 Remainder Parcel is contained within Property IDs 68268, 68277, and 147863. For billing purposes, the Improvement Area #3 Annual Installment due 1/31/2027 allocable to the Improvement Area #3 Remainder Parcel shall be allocated pro rata based on acreage. Future allocation of the Improvement Area #3 Assessment will be done in accordance with **Section VI** of the 2025 A&R Service and Assessment Plan.

[d] The Improvement Area #3 Assessment Roll only shows the portion of the Improvement Area #3 Annual Installment associated with the Improvement Area #3 Assessment. The Parcels in Improvement Area #3 are also allocated a portion of the Major Improvement Area Assessment. See **Exhibit A-6** for the Major Improvement Area Assessment Roll.

[e] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[f] Subject to change based on final certified rolls provided by the county prior to billing.

[g] Annual Installments due 1/31/2027 may not match the amounts shown as due in the "Annual Installment due 1/31/2027" and "Service Plan" Sections of this 2026 Annual Service Plan update due to Prepayments shown in this table.

EXHIBIT A-5 – IMPROVEMENT AREA #3 ASSESSMENT ROLL BY BLOCK AND LOT

Property ID ^{[a],[b]}	Legal Description		Lot Type	Notes	Improvement Area #3 Assessment Roll ^{[d],[g],[c],[h]}	
	Block	Lot			Outstanding Assessment ^[f]	Total Annual Installment Due 1/31/2027 ^[e]
TBD	41	1	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	2	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	3	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	4	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	5	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	6	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	7	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	8	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	9	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	10	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	11	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	12	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	13	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	41	14	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	1	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	2	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	3	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	4	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	5	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	6	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	7	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	8	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	9	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	10	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	11	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	12	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	13	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	14	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	15	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	16	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	17	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	18	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	19	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	20	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	21	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	22	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	23	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	24	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	25	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	26	Lot Type 9		\$ 37,136.09	\$ 3,013.84

Property ID ^{[a],[b]}	Legal Description		Lot Type	Notes	Improvement Area #3 Assessment Roll ^{[d],[g],[c],[h]}	
	Block	Lot			Outstanding Assessment ^[f]	Total Annual Installment Due 1/31/2027 ^[e]
TBD	42	27	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	28	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	29	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	30	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	31	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	32	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	33	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	42	34	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	1	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	2	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	3	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	4	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	5	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	6	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	7	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	8	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	9	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	10	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	11	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	12	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	13	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	14	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	15	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	16	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	17	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	18	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	19	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	20	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	21	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	22	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	23	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	24	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	25	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	26	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	27	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	28	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	29	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	30	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	31	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	43	32	Lot Type 9		\$ 37,136.09	\$ 3,013.84

Property ID ^{[a],[b]}	Legal Description		Lot Type	Notes	Improvement Area #3 Assessment Roll ^{[d],[g],[c],[h]}	
	Block	Lot			Outstanding Assessment ^[f]	Total Annual Installment Due 1/31/2027 ^[e]
TBD	44	1	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	44	2	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	44	3	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	44	4	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	44	5	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	44	6	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	44	7	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	44	8	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	44	9X	Non-Benefited Property		\$ -	\$ -
TBD	45	17	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	18	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	19	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	20	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	21	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	22	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	23	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	24	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	25	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	26	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	27	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	45	28	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	14	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	15	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	16	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	17	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	18	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	19	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	20	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	21	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	22	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	23	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	24	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	25	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	26	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	49	62X	Non-Benefited Property		\$ -	\$ -
TBD	50	2	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	50	3	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	50	4	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	50	5	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	50	6	Lot Type 9		\$ 37,136.09	\$ 3,013.84

Property ID ^{[a],[b]}	Legal Description		Lot Type	Notes	Improvement Area #3 Assessment Roll ^{[d],[g],[c],[h]}	
	Block	Lot			Outstanding Assessment ^[f]	Total Annual Installment Due 1/31/2027 ^[e]
TBD	50	7	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	50	8	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	50	9	Lot Type 9		\$ 37,136.09	\$ 3,013.84
TBD	50	10X	Non-Benefited Property		\$ -	\$ -
1048704	39	15	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048708	39	19	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048709	39	20	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048848	39	8	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048849	39	9	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048850	39	10	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048851	39	11	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048852	39	12	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048853	39	13	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048854	39	14	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048855	39	1	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048856	39	2	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048857	39	3	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048858	39	4	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048859	39	5	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048860	39	6	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048872	40	1	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048875	40	4	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048876	40	5	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048877	40	6	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048878	40	7	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048880	40	9	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048881	40	10	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048882	40	11	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048883	40	12	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048884	45	13	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048885	45	14	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048886	45	15	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048887	45	16	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048892	39	30	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048893	39	31	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048894	39	32	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048895	39	51X	Non-Benefited Property		\$ -	\$ -
1048717	39	28	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048711	39	22	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048712	39	23	Lot Type 9		\$ 37,136.09	\$ 3,013.84

	Legal Description		Improvement Area #3 Assessment Roll ^{[d],[g],[c],[h]}			
Property ID ^{[a],[b]}	Block	Lot	Lot Type	Notes	Outstanding Assessment ^[f]	Total Annual Installment Due 1/31/2027 ^[e]
1048714	39	25	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048715	39	26	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048716	39	27	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048713	39	24	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048718	39	29	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048847	39	7	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048705	39	16	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048706	39	17	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048707	39	18	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048710	39	21	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048873	40	2	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048874	40	3	Lot Type 9		\$ 37,136.09	\$ 3,013.84
1048879	40	8	Lot Type 9		\$ 37,136.09	\$ 3,013.84
Total					\$ 6,276,000.00	\$ 509,338.96

Notes:

[a] Property IDs reflected as "TBD" have not yet been assigned a Property ID by the Denton Central Appraisal District for Tax Year 2026 at the time of this Annual Service Plan Update.

[b] Final plat has been recorded and Property IDs have not been assigned by the Denton Central Appraisal District. Such Parcels will be reflected as "TBD" as part of this 2026 Annual Service Plan Update.

[c] Totals may not match outstanding Assessment or annual installment due to rounding.

[d] Subject to change based on final certified rolls provided by the county prior to billing.

[e] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[f] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[g] The Improvement Area #3 Assessment Roll only shows the portion of the Improvement Area #3 Annual Installment associated with the Improvement Area #3 Assessment. The Parcels in Improvement Area #3 are also allocated a portion of the Major Improvement Area Assessment. See **Exhibit A-6** for the Major Improvement Area Assessment Roll.

[h] Annual Installments due 1/31/2027 may not match the amounts shown as due in the "Annual Installment due 1/31/2027" and "Service Plan" Sections of this 2026 Annual Service Plan update due to Prepayments shown in this table.

EXHIBIT A-6 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID	Lot Type	Notes	Major Improvement Area Assessment Roll ^{[a],[b],[f]}	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[g]
1007344	Lot Type 6		\$ 5,340.10	\$ 487.11
1007432	Lot Type 6		\$ 5,340.10	\$ 487.11
1007455	Lot Type 6		\$ 5,340.10	\$ 487.11
1007348	Lot Type 6		\$ 5,340.10	\$ 487.11
980879	Lot Type 5		\$ 6,526.77	\$ 595.35
1007218	Lot Type 6		\$ 5,340.10	\$ 487.11
1007345	Lot Type 6		\$ 5,340.10	\$ 487.11
1007246	Lot Type 6		\$ 5,340.10	\$ 487.11
1007508	Lot Type 6		\$ 5,340.10	\$ 487.11
1007191	Lot Type 6		\$ 5,340.10	\$ 487.11
1007359	Lot Type 6		\$ 5,340.10	\$ 487.11
1036788	Lot Type 6		\$ 5,340.10	\$ 487.11
1007233	Lot Type 6		\$ 5,340.10	\$ 487.11
980823	Lot Type 4		\$ 5,933.42	\$ 541.23
980854	Lot Type 5		\$ 6,526.77	\$ 595.35
1036631	Lot Type 8		\$ 6,526.79	\$ 595.35
1007196	Lot Type 6		\$ 5,340.10	\$ 487.11
1007402	Lot Type 6		\$ 5,340.10	\$ 487.11
1007293	Lot Type 8		\$ 6,526.79	\$ 595.35
1007326	Lot Type 6		\$ 5,340.10	\$ 487.11
1007295	Lot Type 8		\$ 6,526.79	\$ 595.35
1007501	Lot Type 6		\$ 5,340.10	\$ 487.11
1007391	Lot Type 6		\$ 5,340.10	\$ 487.11
1007442	Lot Type 6		\$ 5,340.10	\$ 487.11
1007296	Lot Type 8		\$ 6,526.79	\$ 595.35
1007518	Lot Type 6		\$ 5,340.10	\$ 487.11
980869	Lot Type 5		\$ 6,526.77	\$ 595.35
1007434	Lot Type 6		\$ 5,340.10	\$ 487.11
980852	Lot Type 5		\$ 6,526.77	\$ 595.35
68268	Improvement Area #3 Remainder Parcel; Major Improvement Area Remainder Parcel	[e]	\$ 868,984.63	\$ 79,266.16
68270	Major Improvement Area Remainder Parcel	[d]	\$ 11,676.30	\$ 1,065.08
68277	Improvement Area #3 Remainder Parcel; Major Improvement Area Remainder Parcel	[e]	\$ 155,607.46	\$ 14,194.04
68287	Major Improvement Area Remainder Parcel	[d]	\$ 8,518.94	\$ 777.07
68871	Major Improvement Area Remainder Parcel	[d]	\$ 8,340.22	\$ 760.77
68872	Major Improvement Area Remainder Parcel	[d]	\$ 23,829.19	\$ 2,173.63
147863	Improvement Area #3 Remainder Parcel; Major Improvement Area Remainder Parcel	[e]	\$ 257,582.76	\$ 23,495.92
147864	Major Improvement Area Remainder Parcel	[d]	\$ 235,908.99	\$ 21,518.91
1007251	Lot Type 6		\$ 5,340.10	\$ 487.11
1007309	Lot Type 6		\$ 5,340.10	\$ 487.11
1007389	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1007405	Lot Type 6		\$ 5,340.10	\$ 487.11
1007411	Lot Type 6		\$ 5,340.10	\$ 487.11
1007412	Lot Type 6		\$ 5,340.10	\$ 487.11
1007420	Lot Type 6		\$ 5,340.10	\$ 487.11
1007422	Lot Type 6		\$ 5,340.10	\$ 487.11
1007423	Lot Type 6		\$ 5,340.10	\$ 487.11
1007425	Lot Type 6		\$ 5,340.10	\$ 487.11
1007426	Lot Type 6		\$ 5,340.10	\$ 487.11
1007437	Lot Type 6		\$ 5,340.10	\$ 487.11
1007438	Lot Type 6		\$ 5,340.10	\$ 487.11
1007473	Lot Type 6		\$ 5,340.10	\$ 487.11
1007482	Lot Type 6		\$ 5,340.10	\$ 487.11
1007504	Lot Type 6		\$ 5,340.10	\$ 487.11
1007505	Lot Type 6		\$ 5,340.10	\$ 487.11
1007506	Lot Type 6		\$ 5,340.10	\$ 487.11
1007509	Lot Type 6		\$ 5,340.10	\$ 487.11
1007510	Lot Type 6		\$ 5,340.10	\$ 487.11
1007520	Lot Type 6		\$ 5,340.10	\$ 487.11
1036542	Lot Type 6		\$ 5,340.10	\$ 487.11
1036543	Lot Type 6		\$ 5,340.10	\$ 487.11
1036544	Lot Type 6		\$ 5,340.10	\$ 487.11
1036548	Lot Type 6		\$ 5,340.10	\$ 487.11
1036553	Lot Type 6		\$ 5,340.10	\$ 487.11
1036554	Lot Type 6		\$ 5,340.10	\$ 487.11
1036555	Lot Type 6		\$ 5,340.10	\$ 487.11
1036559	Lot Type 6		\$ 5,340.10	\$ 487.11
1036560	Lot Type 6		\$ 5,340.10	\$ 487.11
1036563	Lot Type 6		\$ 5,340.10	\$ 487.11
1036564	Lot Type 6		\$ 5,340.10	\$ 487.11
1036565	Lot Type 6		\$ 5,340.10	\$ 487.11
1036566	Lot Type 6		\$ 5,340.10	\$ 487.11
1036567	Lot Type 6		\$ 5,340.10	\$ 487.11
1036568	Lot Type 6		\$ 5,340.10	\$ 487.11
1036569	Lot Type 6		\$ 5,340.10	\$ 487.11
1036570	Lot Type 6		\$ 5,340.10	\$ 487.11
1036571	Lot Type 8		\$ 6,526.79	\$ 595.35
1036574	Lot Type 8		\$ 6,526.79	\$ 595.35
1036579	Lot Type 8		\$ 6,526.79	\$ 595.35
1036591	Lot Type 8		\$ 6,526.79	\$ 595.35
1036592	Lot Type 8		\$ 6,526.79	\$ 595.35

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[g]
1036593	Lot Type 8		\$ 6,526.79	\$ 595.35
1036595	Lot Type 8		\$ 6,526.79	\$ 595.35
1036596	Lot Type 8		\$ 6,526.79	\$ 595.35
1036597	Lot Type 8		\$ 6,526.79	\$ 595.35
1036598	Lot Type 8		\$ 6,526.79	\$ 595.35
1036599	Lot Type 8		\$ 6,526.79	\$ 595.35
1036600	Lot Type 8		\$ 6,526.79	\$ 595.35
1036601	Lot Type 8		\$ 6,526.79	\$ 595.35
1036602	Lot Type 8		\$ 6,526.79	\$ 595.35
1036603	Lot Type 8		\$ 6,526.79	\$ 595.35
1036604	Lot Type 8		\$ 6,526.79	\$ 595.35
1036606	Lot Type 8		\$ 6,526.79	\$ 595.35
1036609	Lot Type 8		\$ 6,526.79	\$ 595.35
1036612	Lot Type 8		\$ 6,526.79	\$ 595.35
1036617	Lot Type 8		\$ 6,526.79	\$ 595.35
1036627	Lot Type 8		\$ 6,526.79	\$ 595.35
1036629	Lot Type 8		\$ 6,526.79	\$ 595.35
1036636	Lot Type 8		\$ 6,526.79	\$ 595.35
1036637	Lot Type 8		\$ 6,526.79	\$ 595.35
1036638	Lot Type 8		\$ 6,526.79	\$ 595.35
1036639	Lot Type 8		\$ 6,526.79	\$ 595.35
1036640	Lot Type 8		\$ 6,526.79	\$ 595.35
1036641	Lot Type 8		\$ 6,526.79	\$ 595.35
1036642	Lot Type 8		\$ 6,526.79	\$ 595.35
1036643	Lot Type 8		\$ 6,526.79	\$ 595.35
1036644	Lot Type 8		\$ 6,526.79	\$ 595.35
1036645	Lot Type 8		\$ 6,526.79	\$ 595.35
1036648	Lot Type 8		\$ 6,526.79	\$ 595.35
1036649	Lot Type 8		\$ 6,526.79	\$ 595.35
1036650	Lot Type 7		\$ 5,933.44	\$ 541.23
1036651	Lot Type 7		\$ 5,933.44	\$ 541.23
1036653	Lot Type 7		\$ 5,933.44	\$ 541.23
1036654	Lot Type 7		\$ 5,933.44	\$ 541.23
1036655	Lot Type 7		\$ 5,933.44	\$ 541.23
1036656	Lot Type 7		\$ 5,933.44	\$ 541.23
1036657	Lot Type 7		\$ 5,933.44	\$ 541.23
1036658	Lot Type 8		\$ 6,526.79	\$ 595.35
1036659	Lot Type 8		\$ 6,526.79	\$ 595.35
1036660	Lot Type 8		\$ 6,526.79	\$ 595.35
1036661	Lot Type 8		\$ 6,526.79	\$ 595.35

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1036662	Lot Type 8		\$ 6,526.79	\$ 595.35
1036663	Lot Type 8		\$ 6,526.79	\$ 595.35
1036664	Lot Type 8		\$ 6,526.79	\$ 595.35
1036665	Lot Type 8		\$ 6,526.79	\$ 595.35
1036666	Lot Type 8		\$ 6,526.79	\$ 595.35
1036667	Lot Type 8		\$ 6,526.79	\$ 595.35
1036668	Lot Type 8		\$ 6,526.79	\$ 595.35
1036669	Lot Type 8		\$ 6,526.79	\$ 595.35
1036670	Lot Type 8		\$ 6,526.79	\$ 595.35
1036671	Lot Type 8		\$ 6,526.79	\$ 595.35
1036672	Lot Type 8		\$ 6,526.79	\$ 595.35
1036673	Lot Type 8		\$ 6,526.79	\$ 595.35
1036674	Lot Type 8		\$ 6,526.79	\$ 595.35
1036675	Lot Type 8		\$ 6,526.79	\$ 595.35
1036676	Lot Type 8		\$ 6,526.79	\$ 595.35
1036677	Lot Type 8		\$ 6,526.79	\$ 595.35
1036678	Lot Type 6		\$ 5,340.10	\$ 487.11
1036679	Lot Type 6		\$ 5,340.10	\$ 487.11
1036680	Lot Type 6		\$ 5,340.10	\$ 487.11
1036681	Lot Type 6		\$ 5,340.10	\$ 487.11
1036700	Lot Type 6		\$ 5,340.10	\$ 487.11
1036701	Lot Type 6		\$ 5,340.10	\$ 487.11
1036702	Lot Type 6		\$ 5,340.10	\$ 487.11
1036703	Lot Type 6		\$ 5,340.10	\$ 487.11
1036704	Lot Type 6		\$ 5,340.10	\$ 487.11
1036705	Lot Type 6		\$ 5,340.10	\$ 487.11
1036706	Lot Type 6		\$ 5,340.10	\$ 487.11
1036707	Lot Type 6		\$ 5,340.10	\$ 487.11
1036708	Lot Type 6		\$ 5,340.10	\$ 487.11
1036709	Lot Type 6		\$ 5,340.10	\$ 487.11
1036710	Lot Type 6		\$ 5,340.10	\$ 487.11
1036711	Lot Type 6		\$ 5,340.10	\$ 487.11
1036712	Lot Type 6		\$ 5,340.10	\$ 487.11
1036713	Lot Type 6		\$ 5,340.10	\$ 487.11
1036714	Lot Type 6		\$ 5,340.10	\$ 487.11
1036715	Lot Type 6		\$ 5,340.10	\$ 487.11
1036716	Lot Type 6		\$ 5,340.10	\$ 487.11
1036717	Lot Type 6		\$ 5,340.10	\$ 487.11
1036718	Lot Type 6		\$ 5,340.10	\$ 487.11
1036719	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1036720	Lot Type 6		\$ 5,340.10	\$ 487.11
1036721	Lot Type 6		\$ 5,340.10	\$ 487.11
1036722	Lot Type 6		\$ 5,340.10	\$ 487.11
1036723	Lot Type 6		\$ 5,340.10	\$ 487.11
1036724	Lot Type 6		\$ 5,340.10	\$ 487.11
1036725	Lot Type 6		\$ 5,340.10	\$ 487.11
1036726	Lot Type 6		\$ 5,340.10	\$ 487.11
1036727	Lot Type 6		\$ 5,340.10	\$ 487.11
1036728	Lot Type 6		\$ 5,340.10	\$ 487.11
1036729	Lot Type 6		\$ 5,340.10	\$ 487.11
1036781	Lot Type 6		\$ 5,340.10	\$ 487.11
1036782	Lot Type 6		\$ 5,340.10	\$ 487.11
1048704	Lot Type 9		\$ 5,082.36	\$ 463.60
1048708	Lot Type 9		\$ 5,082.36	\$ 463.60
1048709	Lot Type 9		\$ 5,082.36	\$ 463.60
1048848	Lot Type 9		\$ 5,082.36	\$ 463.60
1048849	Lot Type 9		\$ 5,082.36	\$ 463.60
1048850	Lot Type 9		\$ 5,082.36	\$ 463.60
1048851	Lot Type 9		\$ 5,082.36	\$ 463.60
1048852	Lot Type 9		\$ 5,082.36	\$ 463.60
1048853	Lot Type 9		\$ 5,082.36	\$ 463.60
1048854	Lot Type 9		\$ 5,082.36	\$ 463.60
1048855	Lot Type 9		\$ 5,082.36	\$ 463.60
1048856	Lot Type 9		\$ 5,082.36	\$ 463.60
1048857	Lot Type 9		\$ 5,082.36	\$ 463.60
1048858	Lot Type 9		\$ 5,082.36	\$ 463.60
1048859	Lot Type 9		\$ 5,082.36	\$ 463.60
1048860	Lot Type 9		\$ 5,082.36	\$ 463.60
1048872	Lot Type 9		\$ 5,082.36	\$ 463.60
1048875	Lot Type 9		\$ 5,082.36	\$ 463.60
1048876	Lot Type 9		\$ 5,082.36	\$ 463.60
1048877	Lot Type 9		\$ 5,082.36	\$ 463.60
1048878	Lot Type 9		\$ 5,082.36	\$ 463.60
1048880	Lot Type 9		\$ 5,082.36	\$ 463.60
1048881	Lot Type 9		\$ 5,082.36	\$ 463.60
1048882	Lot Type 9		\$ 5,082.36	\$ 463.60
1048883	Lot Type 9		\$ 5,082.36	\$ 463.60
1048884	Lot Type 9		\$ 5,082.36	\$ 463.60
1048885	Lot Type 9		\$ 5,082.36	\$ 463.60
1048886	Lot Type 9		\$ 5,082.36	\$ 463.60

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1048887	Lot Type 9		\$ 5,082.36	\$ 463.60
1048892	Lot Type 9		\$ 5,082.36	\$ 463.60
1048893	Lot Type 9		\$ 5,082.36	\$ 463.60
1048894	Lot Type 9		\$ 5,082.36	\$ 463.60
980830	Lot Type 4		\$ 5,933.42	\$ 541.23
1036576	Lot Type 8		\$ 6,526.79	\$ 595.35
980819	Lot Type 4		\$ 5,933.42	\$ 541.23
1036594	Lot Type 8		\$ 6,526.79	\$ 595.35
1007199	Lot Type 6		\$ 5,340.10	\$ 487.11
1007503	Lot Type 6		\$ 5,340.10	\$ 487.11
1036791	Lot Type 6		\$ 5,340.10	\$ 487.11
1007421	Lot Type 6		\$ 5,340.10	\$ 487.11
1007301	Lot Type 6		\$ 5,340.10	\$ 487.11
980824	Lot Type 4		\$ 5,933.42	\$ 541.23
980874	Lot Type 5		\$ 6,526.77	\$ 595.35
1007474	Lot Type 6		\$ 5,340.10	\$ 487.11
1036647	Lot Type 8		\$ 6,526.79	\$ 595.35
1007193	Lot Type 6		\$ 5,340.10	\$ 487.11
1007299	Lot Type 6		\$ 5,340.10	\$ 487.11
980827	Lot Type 4		\$ 5,933.42	\$ 541.23
980826	Lot Type 4		\$ 5,933.42	\$ 541.23
1007410	Lot Type 6		\$ 5,340.10	\$ 487.11
980817	Lot Type 4		\$ 5,933.42	\$ 541.23
980882	Lot Type 5		\$ 6,526.77	\$ 595.35
1036620	Lot Type 8		\$ 6,526.79	\$ 595.35
1036622	Lot Type 8		\$ 6,526.79	\$ 595.35
1007396	Lot Type 6		\$ 5,340.10	\$ 487.11
1040738	Lot Type Commercial		\$ 10,625.25	\$ 969.20
1007375	Lot Type 6		\$ 5,340.10	\$ 487.11
1007305	Lot Type 6		\$ 5,340.10	\$ 487.11
1007373	Lot Type 6		\$ 5,340.10	\$ 487.11
1007385	Lot Type 6		\$ 5,340.10	\$ 487.11
980815	Lot Type 4		\$ 5,933.42	\$ 541.23
1007429	Lot Type 6		\$ 5,340.10	\$ 487.11
1036789	Lot Type 6		\$ 5,340.10	\$ 487.11
1007404	Lot Type 6		\$ 5,340.10	\$ 487.11
980870	Lot Type 5		\$ 6,526.77	\$ 595.35
980857	Lot Type 5		\$ 6,526.77	\$ 595.35
1007239	Lot Type 6		\$ 5,340.10	\$ 487.11
980858	Lot Type 5		\$ 6,526.77	\$ 595.35

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
980865	Lot Type 5		\$ 6,526.77	\$ 595.35
1007433	Lot Type 6		\$ 5,340.10	\$ 487.11
1007514	Lot Type 6		\$ 5,340.10	\$ 487.11
1036605	Lot Type 8		\$ 6,526.79	\$ 595.35
980844	Lot Type 4		\$ 5,933.42	\$ 541.23
1007522	Lot Type 6		\$ 5,340.10	\$ 487.11
1007245	Lot Type 6		\$ 5,340.10	\$ 487.11
1036589	Lot Type 8		\$ 6,526.79	\$ 595.35
1007234	Lot Type 6		\$ 5,340.10	\$ 487.11
980849	Lot Type 4		\$ 5,933.42	\$ 541.23
980861	Lot Type 5		\$ 6,526.77	\$ 595.35
1007320	Lot Type 6		\$ 5,340.10	\$ 487.11
1007519	Lot Type 6		\$ 5,340.10	\$ 487.11
1007419	Lot Type 6		\$ 5,340.10	\$ 487.11
1007206	Lot Type 6		\$ 5,340.10	\$ 487.11
1007226	Lot Type 6		\$ 5,340.10	\$ 487.11
1036578	Lot Type 8		\$ 6,526.79	\$ 595.35
1007223	Lot Type 6		\$ 5,340.10	\$ 487.11
1007368	Lot Type 6		\$ 5,340.10	\$ 487.11
1007521	Lot Type 6		\$ 5,340.10	\$ 487.11
980877	Lot Type 5		\$ 6,526.77	\$ 595.35
1007214	Lot Type 6		\$ 5,340.10	\$ 487.11
1007364	Lot Type 6		\$ 5,340.10	\$ 487.11
1007492	Lot Type 8		\$ 6,526.79	\$ 595.35
1007440	Lot Type 6		\$ 5,340.10	\$ 487.11
1007204	Lot Type 6		\$ 5,340.10	\$ 487.11
1007325	Lot Type 6		\$ 5,340.10	\$ 487.11
1007339	Lot Type 6		\$ 5,340.10	\$ 487.11
1007480	Lot Type 6		\$ 5,340.10	\$ 487.11
1007406	Lot Type 6		\$ 5,340.10	\$ 487.11
1007341	Lot Type 6	[c]	\$ -	\$ -
1036608	Lot Type 8		\$ 6,526.79	\$ 595.35
1007327	Lot Type 6		\$ 5,340.10	\$ 487.11
1007466	Lot Type 7		\$ 5,933.44	\$ 541.23
1007342	Lot Type 6		\$ 5,340.10	\$ 487.11
980886	Lot Type 5		\$ 6,526.77	\$ 595.35
1036616	Lot Type 8		\$ 6,526.79	\$ 595.35
1007189	Lot Type 6		\$ 5,340.10	\$ 487.11
1007416	Lot Type 6		\$ 5,340.10	\$ 487.11
1007240	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1007198	Lot Type 6		\$ 5,340.10	\$ 487.11
1036619	Lot Type 8		\$ 6,526.79	\$ 595.35
1007230	Lot Type 6		\$ 5,340.10	\$ 487.11
1007486	Lot Type 8		\$ 6,526.79	\$ 595.35
1007291	Lot Type 8		\$ 6,526.79	\$ 595.35
1036586	Lot Type 8		\$ 6,526.79	\$ 595.35
1007323	Lot Type 6		\$ 5,340.10	\$ 487.11
1007353	Lot Type 6		\$ 5,340.10	\$ 487.11
1007195	Lot Type 6		\$ 5,340.10	\$ 487.11
980878	Lot Type 5		\$ 6,526.77	\$ 595.35
1007227	Lot Type 6		\$ 5,340.10	\$ 487.11
980893	Lot Type 5		\$ 6,526.77	\$ 595.35
1007367	Lot Type 6		\$ 5,340.10	\$ 487.11
1007447	Lot Type 6		\$ 5,340.10	\$ 487.11
1007340	Lot Type 6		\$ 5,340.10	\$ 487.11
1007308	Lot Type 6		\$ 5,340.10	\$ 487.11
980892	Lot Type 5		\$ 6,526.77	\$ 595.35
1007478	Lot Type 6		\$ 5,340.10	\$ 487.11
1007446	Lot Type 6		\$ 5,340.10	\$ 487.11
1007285	Lot Type 8		\$ 6,526.79	\$ 595.35
1036577	Lot Type 8		\$ 6,526.79	\$ 595.35
1036549	Lot Type 6		\$ 5,340.10	\$ 487.11
1036550	Lot Type 6		\$ 5,340.10	\$ 487.11
1036551	Lot Type 6		\$ 5,340.10	\$ 487.11
1007383	Lot Type 6		\$ 5,340.10	\$ 487.11
1007235	Lot Type 6		\$ 5,340.10	\$ 487.11
1007457	Lot Type 6		\$ 5,340.10	\$ 487.11
1036590	Lot Type 8		\$ 6,526.79	\$ 595.35
1007194	Lot Type 6		\$ 5,340.10	\$ 487.11
980831	Lot Type 4		\$ 5,933.42	\$ 541.23
980891	Lot Type 5		\$ 6,526.77	\$ 595.35
980883	Lot Type 5		\$ 6,526.77	\$ 595.35
1007481	Lot Type 6		\$ 5,340.10	\$ 487.11
1007436	Lot Type 6		\$ 5,340.10	\$ 487.11
1007332	Lot Type 6		\$ 5,340.10	\$ 487.11
980841	Lot Type 4		\$ 5,933.42	\$ 541.23
1007515	Lot Type 6		\$ 5,340.10	\$ 487.11
1036583	Lot Type 8		\$ 6,526.79	\$ 595.35
1007490	Lot Type 8		\$ 6,526.79	\$ 595.35
1007190	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1036684	Lot Type 6		\$ 5,340.10	\$ 487.11
1007372	Lot Type 6		\$ 5,340.10	\$ 487.11
1036628	Lot Type 8		\$ 6,526.79	\$ 595.35
1007497	Lot Type 6		\$ 5,340.10	\$ 487.11
980840	Lot Type 4		\$ 5,933.42	\$ 541.23
1007337	Lot Type 6		\$ 5,340.10	\$ 487.11
1007362	Lot Type 6		\$ 5,340.10	\$ 487.11
1007363	Lot Type 6		\$ 5,340.10	\$ 487.11
1007388	Lot Type 6		\$ 5,340.10	\$ 487.11
1007513	Lot Type 6		\$ 5,340.10	\$ 487.11
1036545	Lot Type 6		\$ 5,340.10	\$ 487.11
1036546	Lot Type 6		\$ 5,340.10	\$ 487.11
1036561	Lot Type 6		\$ 5,340.10	\$ 487.11
1036562	Lot Type 6		\$ 5,340.10	\$ 487.11
1036685	Lot Type 6		\$ 5,340.10	\$ 487.11
1036686	Lot Type 6		\$ 5,340.10	\$ 487.11
1036687	Lot Type 6		\$ 5,340.10	\$ 487.11
1036688	Lot Type 6		\$ 5,340.10	\$ 487.11
1036689	Lot Type 6		\$ 5,340.10	\$ 487.11
1036690	Lot Type 6		\$ 5,340.10	\$ 487.11
1036691	Lot Type 6		\$ 5,340.10	\$ 487.11
1036692	Lot Type 6		\$ 5,340.10	\$ 487.11
1036693	Lot Type 6		\$ 5,340.10	\$ 487.11
1036694	Lot Type 6		\$ 5,340.10	\$ 487.11
1036695	Lot Type 6		\$ 5,340.10	\$ 487.11
1036696	Lot Type 6		\$ 5,340.10	\$ 487.11
1036697	Lot Type 6		\$ 5,340.10	\$ 487.11
1036698	Lot Type 6		\$ 5,340.10	\$ 487.11
1036699	Lot Type 6		\$ 5,340.10	\$ 487.11
1036730	Lot Type 6		\$ 5,340.10	\$ 487.11
1036731	Lot Type 6		\$ 5,340.10	\$ 487.11
1036732	Lot Type 6		\$ 5,340.10	\$ 487.11
1036733	Lot Type 6		\$ 5,340.10	\$ 487.11
1036734	Lot Type 6		\$ 5,340.10	\$ 487.11
1036735	Lot Type 6		\$ 5,340.10	\$ 487.11
1036736	Lot Type 6		\$ 5,340.10	\$ 487.11
1036737	Lot Type 6		\$ 5,340.10	\$ 487.11
1036738	Lot Type 6		\$ 5,340.10	\$ 487.11
1036739	Lot Type 6		\$ 5,340.10	\$ 487.11
1036740	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1036741	Lot Type 6		\$ 5,340.10	\$ 487.11
1036742	Lot Type 6		\$ 5,340.10	\$ 487.11
1036743	Lot Type 6		\$ 5,340.10	\$ 487.11
1036744	Lot Type 6		\$ 5,340.10	\$ 487.11
1036745	Lot Type 6		\$ 5,340.10	\$ 487.11
1036746	Lot Type 6		\$ 5,340.10	\$ 487.11
1036747	Lot Type 6		\$ 5,340.10	\$ 487.11
1036748	Lot Type 6		\$ 5,340.10	\$ 487.11
1036749	Lot Type 6		\$ 5,340.10	\$ 487.11
1036750	Lot Type 6		\$ 5,340.10	\$ 487.11
1036751	Lot Type 6		\$ 5,340.10	\$ 487.11
1036752	Lot Type 6		\$ 5,340.10	\$ 487.11
1036753	Lot Type 6		\$ 5,340.10	\$ 487.11
1036754	Lot Type 6		\$ 5,340.10	\$ 487.11
1036755	Lot Type 6		\$ 5,340.10	\$ 487.11
1036756	Lot Type 6		\$ 5,340.10	\$ 487.11
1036757	Lot Type 6		\$ 5,340.10	\$ 487.11
1036758	Lot Type 6		\$ 5,340.10	\$ 487.11
1036759	Lot Type 6		\$ 5,340.10	\$ 487.11
1036760	Lot Type 6		\$ 5,340.10	\$ 487.11
1036761	Lot Type 6		\$ 5,340.10	\$ 487.11
1036762	Lot Type 6		\$ 5,340.10	\$ 487.11
1036763	Lot Type 6		\$ 5,340.10	\$ 487.11
1036764	Lot Type 6		\$ 5,340.10	\$ 487.11
1036765	Lot Type 6		\$ 5,340.10	\$ 487.11
1036766	Lot Type 6		\$ 5,340.10	\$ 487.11
1036767	Lot Type 6		\$ 5,340.10	\$ 487.11
1036768	Lot Type 6		\$ 5,340.10	\$ 487.11
1036769	Lot Type 6		\$ 5,340.10	\$ 487.11
1036770	Lot Type 6		\$ 5,340.10	\$ 487.11
1036771	Lot Type 6		\$ 5,340.10	\$ 487.11
1036772	Lot Type 6		\$ 5,340.10	\$ 487.11
1036773	Lot Type 6		\$ 5,340.10	\$ 487.11
1036774	Lot Type 6		\$ 5,340.10	\$ 487.11
1036775	Lot Type 6		\$ 5,340.10	\$ 487.11
1036776	Lot Type 6		\$ 5,340.10	\$ 487.11
1036777	Lot Type 6		\$ 5,340.10	\$ 487.11
1036778	Lot Type 6		\$ 5,340.10	\$ 487.11
1036779	Lot Type 6		\$ 5,340.10	\$ 487.11
1036780	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[g]
1036783	Lot Type 6		\$ 5,340.10	\$ 487.11
1036787	Lot Type 6		\$ 5,340.10	\$ 487.11
1036790	Lot Type 6		\$ 5,340.10	\$ 487.11
980850	Lot Type 5		\$ 6,526.77	\$ 595.35
1007334	Lot Type 6		\$ 5,340.10	\$ 487.11
1007365	Lot Type 6		\$ 5,340.10	\$ 487.11
1036633	Lot Type 8		\$ 6,526.79	\$ 595.35
1036581	Lot Type 8		\$ 6,526.79	\$ 595.35
1007243	Lot Type 6		\$ 5,340.10	\$ 487.11
1007200	Lot Type 6		\$ 5,340.10	\$ 487.11
1074669	Lot Type 10		\$ 5,082.36	\$ 463.60
1074678	Lot Type 10		\$ 5,082.36	\$ 463.60
1074728	Lot Type 10		\$ 5,082.36	\$ 463.60
1074729	Lot Type 10		\$ 5,082.36	\$ 463.60
1074730	Lot Type 10		\$ 5,082.36	\$ 463.60
1074731	Lot Type 10		\$ 5,082.36	\$ 463.60
1074732	Lot Type 10		\$ 5,082.36	\$ 463.60
1074738	Lot Type 10		\$ 5,082.36	\$ 463.60
1074739	Lot Type 10		\$ 5,082.36	\$ 463.60
1074740	Lot Type 10		\$ 5,082.36	\$ 463.60
1074741	Lot Type 10		\$ 5,082.36	\$ 463.60
1074742	Lot Type 10		\$ 5,082.36	\$ 463.60
1074679	Lot Type 10		\$ 5,082.36	\$ 463.60
1074743	Lot Type 10		\$ 5,082.36	\$ 463.60
1074744	Lot Type 10		\$ 5,082.36	\$ 463.60
1074745	Lot Type 10		\$ 5,082.36	\$ 463.60
1074746	Lot Type 10		\$ 5,082.36	\$ 463.60
1074747	Lot Type 10		\$ 5,082.36	\$ 463.60
1074748	Lot Type 10		\$ 5,082.36	\$ 463.60
1074749	Lot Type 10		\$ 5,082.36	\$ 463.60
1074750	Lot Type 10		\$ 5,082.36	\$ 463.60
1074751	Lot Type 10		\$ 5,082.36	\$ 463.60
1074680	Lot Type 10		\$ 5,082.36	\$ 463.60
1074752	Lot Type 10		\$ 5,082.36	\$ 463.60
1074753	Lot Type 10		\$ 5,082.36	\$ 463.60
1074754	Lot Type 10		\$ 5,082.36	\$ 463.60
1074755	Lot Type 10		\$ 5,082.36	\$ 463.60
1074756	Lot Type 10		\$ 5,082.36	\$ 463.60
1074757	Lot Type 10		\$ 5,082.36	\$ 463.60
1074758	Lot Type 10		\$ 5,082.36	\$ 463.60

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[g]
1074711	Lot Type 10		\$ 5,082.36	\$ 463.60
1074681	Lot Type 10		\$ 5,082.36	\$ 463.60
1074682	Lot Type 10		\$ 5,082.36	\$ 463.60
1074683	Lot Type 10		\$ 5,082.36	\$ 463.60
1074684	Lot Type 10		\$ 5,082.36	\$ 463.60
1074685	Lot Type 10		\$ 5,082.36	\$ 463.60
1074686	Lot Type 10		\$ 5,082.36	\$ 463.60
1074687	Lot Type 10		\$ 5,082.36	\$ 463.60
1074670	Lot Type 10		\$ 5,082.36	\$ 463.60
1074688	Lot Type 10		\$ 5,082.36	\$ 463.60
1074689	Lot Type 10		\$ 5,082.36	\$ 463.60
1074690	Lot Type 10		\$ 5,082.36	\$ 463.60
1074691	Lot Type 10		\$ 5,082.36	\$ 463.60
1074692	Lot Type 10		\$ 5,082.36	\$ 463.60
1074693	Lot Type 10		\$ 5,082.36	\$ 463.60
1074694	Lot Type 10		\$ 5,082.36	\$ 463.60
1074695	Lot Type 10		\$ 5,082.36	\$ 463.60
1074696	Lot Type 10		\$ 5,082.36	\$ 463.60
1074697	Lot Type 10		\$ 5,082.36	\$ 463.60
1074671	Lot Type 10		\$ 5,082.36	\$ 463.60
1074698	Lot Type 10		\$ 5,082.36	\$ 463.60
1074699	Lot Type 10		\$ 5,082.36	\$ 463.60
1074700	Lot Type 10		\$ 5,082.36	\$ 463.60
1074701	Lot Type 10		\$ 5,082.36	\$ 463.60
1074702	Lot Type 10		\$ 5,082.36	\$ 463.60
1074703	Lot Type 10		\$ 5,082.36	\$ 463.60
1074704	Lot Type 10		\$ 5,082.36	\$ 463.60
1074705	Lot Type 10		\$ 5,082.36	\$ 463.60
1074706	Lot Type 10		\$ 5,082.36	\$ 463.60
1074707	Lot Type 10		\$ 5,082.36	\$ 463.60
1074672	Lot Type 10		\$ 5,082.36	\$ 463.60
1074708	Lot Type 10		\$ 5,082.36	\$ 463.60
1074709	Lot Type 10		\$ 5,082.36	\$ 463.60
1074710	Lot Type 10		\$ 5,082.36	\$ 463.60
1074673	Lot Type 10		\$ 5,082.36	\$ 463.60
1074674	Lot Type 10		\$ 5,082.36	\$ 463.60
1074675	Lot Type 10		\$ 5,082.36	\$ 463.60
1074676	Lot Type 10		\$ 5,082.36	\$ 463.60
1074712	Lot Type 10		\$ 5,082.36	\$ 463.60
1074713	Lot Type 10		\$ 5,082.36	\$ 463.60

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1036607	Lot Type 8		\$ 6,526.79	\$ 595.35
980813	Non-Benefited Property		\$ -	\$ -
1036556	Non-Benefited Property		\$ -	\$ -
1048713	Lot Type 9		\$ 5,082.36	\$ 463.60
1048717	Lot Type 9		\$ 5,082.36	\$ 463.60
1048718	Lot Type 9		\$ 5,082.36	\$ 463.60
980887	Lot Type 5		\$ 6,526.77	\$ 595.35
980848	Lot Type 4		\$ 5,933.42	\$ 541.23
1007516	Lot Type 6		\$ 5,340.10	\$ 487.11
1007213	Lot Type 6		\$ 5,340.10	\$ 487.11
1036613	Lot Type 8		\$ 6,526.79	\$ 595.35
980821	Lot Type 4		\$ 5,933.42	\$ 541.23
1007247	Lot Type 6		\$ 5,340.10	\$ 487.11
1007523	Lot Type 6		\$ 5,340.10	\$ 487.11
1007347	Lot Type 6		\$ 5,340.10	\$ 487.11
1007219	Lot Type 6		\$ 5,340.10	\$ 487.11
1074714	Lot Type 10		\$ 5,082.36	\$ 463.60
1007379	Lot Type 6		\$ 5,340.10	\$ 487.11
980834	Lot Type 4		\$ 5,933.42	\$ 541.23
1007351	Lot Type 6		\$ 5,340.10	\$ 487.11
1007469	Lot Type 7		\$ 5,933.44	\$ 541.23
1036623	Lot Type 8		\$ 6,526.79	\$ 595.35
1036580	Lot Type 8		\$ 6,526.79	\$ 595.35
1007428	Lot Type 6		\$ 5,340.10	\$ 487.11
1074715	Lot Type 10		\$ 5,082.36	\$ 463.60
1074716	Lot Type 10		\$ 5,082.36	\$ 463.60
1074717	Lot Type 10		\$ 5,082.36	\$ 463.60
1074677	Lot Type 10		\$ 5,082.36	\$ 463.60
1074718	Lot Type 10		\$ 5,082.36	\$ 463.60
1074719	Lot Type 10		\$ 5,082.36	\$ 463.60
1074720	Lot Type 10		\$ 5,082.36	\$ 463.60
1074721	Lot Type 10		\$ 5,082.36	\$ 463.60
1074722	Lot Type 10		\$ 5,082.36	\$ 463.60
1074723	Lot Type 10		\$ 5,082.36	\$ 463.60
1007238	Lot Type 6		\$ 5,340.10	\$ 487.11
1007393	Lot Type 6		\$ 5,340.10	\$ 487.11
980838	Lot Type 4		\$ 5,933.42	\$ 541.23
1007387	Lot Type 6		\$ 5,340.10	\$ 487.11
980845	Lot Type 4		\$ 5,933.42	\$ 541.23
980818	Lot Type 4		\$ 5,933.42	\$ 541.23

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[e]
1007384	Lot Type 6	[c]	\$ 5,340.10	\$ 487.11
1007300	Lot Type 6		\$ 5,340.10	\$ 487.11
980837	Lot Type 4		\$ 5,933.42	\$ 541.23
1007409	Lot Type 6		\$ 5,340.10	\$ 487.11
980820	Lot Type 4		\$ -	\$ -
1007203	Lot Type 6		\$ 5,340.10	\$ 487.11
1036588	Lot Type 8		\$ 6,526.79	\$ 595.35
980816	Lot Type 4		\$ 5,933.42	\$ 541.23
1007494	Lot Type 6		\$ 5,340.10	\$ 487.11
1036572	Lot Type 8		\$ 6,526.79	\$ 595.35
980855	Lot Type 5		\$ 6,526.77	\$ 595.35
1007241	Lot Type 6		\$ 5,340.10	\$ 487.11
1007417	Lot Type 6		\$ 5,340.10	\$ 487.11
980833	Lot Type 4		\$ 5,933.42	\$ 541.23
1007209	Lot Type 6		\$ 5,340.10	\$ 487.11
1007294	Lot Type 8		\$ 6,526.79	\$ 595.35
1007498	Lot Type 6		\$ 5,340.10	\$ 487.11
1007399	Lot Type 6		\$ 5,340.10	\$ 487.11
1007390	Lot Type 6		\$ 5,340.10	\$ 487.11
1007292	Lot Type 8		\$ 6,526.79	\$ 595.35
1036626	Lot Type 8		\$ 6,526.79	\$ 595.35
1036624	Lot Type 8		\$ 6,526.79	\$ 595.35
1007207	Lot Type 6		\$ 5,340.10	\$ 487.11
1007197	Lot Type 6		\$ 5,340.10	\$ 487.11
1036621	Lot Type 8		\$ 6,526.79	\$ 595.35
1036630	Lot Type 8		\$ 6,526.79	\$ 595.35
1007228	Lot Type 6		\$ 5,340.10	\$ 487.11
980863	Lot Type 5		\$ 6,526.77	\$ 595.35
983715	Lot Type Commercial	[c]	\$ -	\$ -
1012733	Non-Benefited Property	[c]	\$ -	\$ -
1013353	Non-Benefited Property	[c]	\$ -	\$ -
1007304	Lot Type 6		\$ 5,340.10	\$ 487.11
1007489	Lot Type 8		\$ 6,526.79	\$ 595.35
1036573	Lot Type 8		\$ 6,526.79	\$ 595.35
1007468	Lot Type 7		\$ 5,933.44	\$ 541.23
1007225	Lot Type 6		\$ 5,340.10	\$ 487.11
1007427	Lot Type 6		\$ 5,340.10	\$ 487.11
1007222	Lot Type 6		\$ 5,340.10	\$ 487.11
1007354	Lot Type 6		\$ 5,340.10	\$ 487.11
1007321	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[e]
1007458	Lot Type 6		\$ 5,340.10	\$ 487.11
980880	Lot Type 5		\$ 6,526.77	\$ 595.35
1036618	Lot Type 8		\$ 6,526.79	\$ 595.35
980867	Lot Type 5		\$ 6,526.77	\$ 595.35
1007302	Lot Type 6		\$ 5,340.10	\$ 487.11
1007303	Lot Type 6		\$ 5,340.10	\$ 487.11
1007318	Lot Type 6		\$ 5,340.10	\$ 487.11
1007378	Lot Type 6		\$ 5,340.10	\$ 487.11
1007380	Lot Type 6		\$ 5,340.10	\$ 487.11
1007381	Lot Type 6		\$ 5,340.10	\$ 487.11
1007386	Lot Type 6		\$ 5,340.10	\$ 487.11
1007463	Lot Type 7		\$ 5,933.44	\$ 541.23
1007487	Lot Type 8		\$ 6,526.79	\$ 595.35
1007488	Lot Type 8		\$ 6,526.79	\$ 595.35
1007430	Lot Type 6		\$ 5,340.10	\$ 487.11
980866	Lot Type 5	[c]	\$ -	\$ -
1007451	Lot Type 6		\$ 5,340.10	\$ 487.11
1036585	Lot Type 8		\$ 6,526.79	\$ 595.35
1007357	Lot Type 6		\$ 5,340.10	\$ 487.11
1007435	Lot Type 6		\$ 5,340.10	\$ 487.11
1007395	Lot Type 6		\$ 5,340.10	\$ 487.11
1007358	Lot Type 6		\$ 5,340.10	\$ 487.11
980881	Lot Type 5		\$ 6,526.77	\$ 595.35
1007248	Lot Type 6		\$ 5,340.10	\$ 487.11
980889	Lot Type 5		\$ 6,526.77	\$ 595.35
1007452	Lot Type 6		\$ 5,340.10	\$ 487.11
1007500	Lot Type 6		\$ 5,340.10	\$ 487.11
980853	Lot Type 5		\$ 6,526.77	\$ 595.35
1007460	Lot Type 6		\$ 5,340.10	\$ 487.11
1007335	Lot Type 6		\$ 5,340.10	\$ 487.11
980871	Lot Type 5		\$ 6,526.77	\$ 595.35
1007236	Lot Type 6		\$ 5,340.10	\$ 487.11
980814	Lot Type 4		\$ 5,933.42	\$ 541.23
980888	Lot Type 5		\$ 6,526.77	\$ 595.35
1036635	Lot Type 8		\$ 6,526.79	\$ 595.35
1007224	Lot Type 6		\$ 5,340.10	\$ 487.11
1036552	Lot Type 6		\$ 5,340.10	\$ 487.11
1048705	Lot Type 9		\$ 5,082.36	\$ 463.60
1048706	Lot Type 9		\$ 5,082.36	\$ 463.60
1048707	Lot Type 9		\$ 5,082.36	\$ 463.60

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[e]	Annual Installment Due 1/31/2027 ^[e]
1048710	Lot Type 9		\$ 5,082.36	\$ 463.60
1048711	Lot Type 9		\$ 5,082.36	\$ 463.60
1048712	Lot Type 9		\$ 5,082.36	\$ 463.60
1048714	Lot Type 9		\$ 5,082.36	\$ 463.60
1048715	Lot Type 9		\$ 5,082.36	\$ 463.60
1048716	Lot Type 9		\$ 5,082.36	\$ 463.60
1048847	Lot Type 9		\$ 5,082.36	\$ 463.60
1048873	Lot Type 9		\$ 5,082.36	\$ 463.60
1048874	Lot Type 9		\$ 5,082.36	\$ 463.60
1048879	Lot Type 9		\$ 5,082.36	\$ 463.60
1007216	Lot Type 6		\$ 5,340.10	\$ 487.11
980860	Lot Type 5		\$ 6,526.77	\$ 595.35
1007242	Lot Type 6		\$ 5,340.10	\$ 487.11
1007297	Lot Type 8		\$ 6,526.79	\$ 595.35
1074724	Lot Type 10		\$ 5,082.36	\$ 463.60
1007313	Lot Type 6		\$ 5,340.10	\$ 487.11
1007324	Lot Type 6		\$ 5,340.10	\$ 487.11
1007371	Lot Type 6		\$ 5,340.10	\$ 487.11
1074725	Lot Type 10		\$ 5,082.36	\$ 463.60
1007453	Lot Type 6		\$ 5,340.10	\$ 487.11
980843	Lot Type 4		\$ 5,933.42	\$ 541.23
1007502	Lot Type 6		\$ 5,340.10	\$ 487.11
980885	Lot Type 5		\$ 6,526.77	\$ 595.35
980839	Lot Type 4		\$ 5,933.42	\$ 541.23
1007377	Lot Type 6		\$ 5,340.10	\$ 487.11
1036575	Lot Type 8		\$ 6,526.79	\$ 595.35
980832	Lot Type 4		\$ 5,933.42	\$ 541.23
1007229	Lot Type 6		\$ 5,340.10	\$ 487.11
1007338	Lot Type 6		\$ 5,340.10	\$ 487.11
1007211	Lot Type 6		\$ 5,340.10	\$ 487.11
1007352	Lot Type 6		\$ 5,340.10	\$ 487.11
1007202	Lot Type 6		\$ 5,340.10	\$ 487.11
980872	Lot Type 5		\$ 6,526.77	\$ 595.35
1007471	Lot Type 7		\$ 5,933.44	\$ 541.23
980828	Lot Type 4		\$ 5,933.42	\$ 541.23
1007322	Lot Type 6		\$ 5,340.10	\$ 487.11
980842	Lot Type 4		\$ 5,933.42	\$ 541.23
1036634	Lot Type 8		\$ 6,526.79	\$ 595.35
1036582	Lot Type 8		\$ 6,526.79	\$ 595.35
1007212	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
980868	Lot Type 5		\$ 6,526.77	\$ 595.35
1007346	Lot Type 6		\$ 5,340.10	\$ 487.11
980822	Lot Type 4		\$ 5,933.42	\$ 541.23
1036611	Lot Type 8		\$ 6,526.79	\$ 595.35
980835	Lot Type 4		\$ 5,933.42	\$ 541.23
1007507	Lot Type 6		\$ 5,340.10	\$ 487.11
1007403	Lot Type 6		\$ 5,340.10	\$ 487.11
1007392	Lot Type 6		\$ 5,340.10	\$ 487.11
980851	Lot Type 5		\$ 6,526.77	\$ 595.35
1036584	Lot Type 8		\$ 6,526.79	\$ 595.35
1007456	Lot Type 6		\$ 5,340.10	\$ 487.11
1007499	Lot Type 6		\$ 5,340.10	\$ 487.11
1007311	Lot Type 6		\$ 5,340.10	\$ 487.11
1007439	Lot Type 6		\$ 5,340.10	\$ 487.11
980862	Lot Type 5		\$ 6,526.77	\$ 595.35
1007400	Lot Type 6		\$ 5,340.10	\$ 487.11
1007210	Lot Type 6		\$ 5,340.10	\$ 487.11
1007221	Lot Type 6		\$ 5,340.10	\$ 487.11
1007289	Lot Type 8		\$ 6,526.79	\$ 595.35
1007290	Lot Type 8		\$ 6,526.79	\$ 595.35
1007316	Lot Type 6		\$ 5,340.10	\$ 487.11
1007317	Lot Type 6		\$ 5,340.10	\$ 487.11
1007319	Lot Type 6		\$ 5,340.10	\$ 487.11
1007443	Lot Type 6		\$ 5,340.10	\$ 487.11
1007444	Lot Type 6		\$ 5,340.10	\$ 487.11
1007445	Lot Type 6		\$ 5,340.10	\$ 487.11
1007467	Lot Type 7		\$ 5,933.44	\$ 541.23
1007493	Lot Type 8		\$ 6,526.79	\$ 595.35
1007524	Lot Type 6		\$ 5,340.10	\$ 487.11
1036547	Lot Type 6		\$ 5,340.10	\$ 487.11
1007475	Lot Type 6		\$ 5,340.10	\$ 487.11
980836	Lot Type 4		\$ 5,933.42	\$ 541.23
1036587	Lot Type 8		\$ 6,526.79	\$ 595.35
1007459	Lot Type 6		\$ 5,340.10	\$ 487.11
1007418	Lot Type 6		\$ 5,340.10	\$ 487.11
1036615	Lot Type 8		\$ 6,526.79	\$ 595.35
1007298	Lot Type 6		\$ 5,340.10	\$ 487.11
1007307	Lot Type 6		\$ 5,340.10	\$ 487.11
1007310	Lot Type 6		\$ 5,340.10	\$ 487.11
1007355	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1007356	Lot Type 6		\$ 5,340.10	\$ 487.11
1007361	Lot Type 6		\$ 5,340.10	\$ 487.11
1007369	Lot Type 6		\$ 5,340.10	\$ 487.11
1007370	Lot Type 6		\$ 5,340.10	\$ 487.11
1007376	Lot Type 6		\$ 5,340.10	\$ 487.11
1007401	Lot Type 6		\$ 5,340.10	\$ 487.11
1007415	Lot Type 6		\$ 5,340.10	\$ 487.11
1007244	Lot Type 6		\$ 5,340.10	\$ 487.11
1007512	Lot Type 6		\$ 5,340.10	\$ 487.11
980846	Lot Type 4		\$ 5,933.42	\$ 541.23
980864	Lot Type 5		\$ 6,526.77	\$ 595.35
1007398	Lot Type 6		\$ 5,340.10	\$ 487.11
1007472	Lot Type 7		\$ 5,933.44	\$ 541.23
980825	Lot Type 4		\$ 5,933.42	\$ 541.23
1007431	Lot Type 6		\$ 5,340.10	\$ 487.11
1007287	Lot Type 8		\$ 6,526.79	\$ 595.35
1007350	Lot Type 6		\$ 5,340.10	\$ 487.11
1036646	Lot Type 8		\$ 6,526.79	\$ 595.35
980876	Lot Type 5		\$ 6,526.77	\$ 595.35
1074726	Lot Type 10		\$ 5,082.36	\$ 463.60
1007450	Lot Type 6		\$ 5,340.10	\$ 487.11
1007217	Lot Type 6		\$ 5,340.10	\$ 487.11
1007215	Lot Type 6		\$ 5,340.10	\$ 487.11
980859	Lot Type 5		\$ 6,526.77	\$ 595.35
980884	Lot Type 5		\$ 6,526.77	\$ 595.35
1007479	Lot Type 6		\$ 5,340.10	\$ 487.11
1007343	Lot Type 6		\$ 5,340.10	\$ 487.11
1007397	Lot Type 6		\$ 5,340.10	\$ 487.11
1007231	Lot Type 6		\$ 5,340.10	\$ 487.11
1007205	Lot Type 6		\$ 5,340.10	\$ 487.11
1007208	Lot Type 6		\$ 5,340.10	\$ 487.11
1036652	Lot Type 7		\$ 5,933.44	\$ 541.23
1007491	Lot Type 8		\$ 6,526.79	\$ 595.35
1007314	Lot Type 6		\$ 5,340.10	\$ 487.11
980847	Lot Type 4		\$ 5,933.42	\$ 541.23
1036614	Lot Type 8		\$ 6,526.79	\$ 595.35
1036784	Lot Type 6		\$ 5,340.10	\$ 487.11
1007394	Lot Type 6		\$ 5,340.10	\$ 487.11
1007382	Lot Type 6		\$ 5,340.10	\$ 487.11
1007192	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[e]
1007517	Lot Type 6		\$ 5,340.10	\$ 487.11
1007511	Lot Type 6		\$ 5,340.10	\$ 487.11
1007201	Lot Type 6		\$ 5,340.10	\$ 487.11
980890	Lot Type 5		\$ 6,526.77	\$ 595.35
1036625	Lot Type 8		\$ 6,526.79	\$ 595.35
1007496	Lot Type 6	[c]	\$ -	\$ -
1009037	Lot Type Commercial		\$ 167,096.23	\$ 15,242.02
1040736	Lot Type Commercial		\$ 7,894.45	\$ 720.11
1040737	Lot Type Commercial		\$ 10,495.32	\$ 957.35
1040739	Lot Type Commercial		\$ 17,336.88	\$ 1,581.42
980875	Non-Benefited Property		\$ -	\$ -
1007349	Non-Benefited Property		\$ -	\$ -
1007413	Non-Benefited Property		\$ -	\$ -
1007414	Non-Benefited Property		\$ -	\$ -
1007449	Non-Benefited Property		\$ -	\$ -
1007495	Non-Benefited Property		\$ -	\$ -
1007525	Non-Benefited Property		\$ -	\$ -
1007526	Non-Benefited Property		\$ -	\$ -
1036557	Non-Benefited Property		\$ -	\$ -
1036558	Non-Benefited Property	[c]	\$ -	\$ -
1036682	Non-Benefited Property		\$ -	\$ -
1036792	Non-Benefited Property		\$ -	\$ -
1048895	Non-Benefited Property		\$ -	\$ -
1007250	Lot Type 6		\$ 5,340.10	\$ 487.11
1007328	Lot Type 6		\$ 5,340.10	\$ 487.11
1007329	Lot Type 6		\$ 5,340.10	\$ 487.11
1007330	Lot Type 6		\$ 5,340.10	\$ 487.11
1007331	Lot Type 6		\$ 5,340.10	\$ 487.11
1007374	Lot Type 6		\$ 5,340.10	\$ 487.11
1007407	Lot Type 6		\$ 5,340.10	\$ 487.11
1007408	Lot Type 6		\$ 5,340.10	\$ 487.11
1007448	Lot Type 6		\$ 5,340.10	\$ 487.11
1007476	Lot Type 6		\$ 5,340.10	\$ 487.11
1007477	Lot Type 6		\$ 5,340.10	\$ 487.11
1007464	Lot Type 7		\$ 5,933.44	\$ 541.23
1007336	Lot Type 6		\$ 5,340.10	\$ 487.11
1007312	Lot Type 6		\$ 5,340.10	\$ 487.11
1007424	Lot Type 6		\$ 5,340.10	\$ 487.11
1007286	Lot Type 8		\$ 6,526.79	\$ 595.35
1007315	Lot Type 6		\$ 5,340.10	\$ 487.11

			Major Improvement Area Assessment Roll ^{[a],[h],[i]}	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027 ^[c]
1036786	Lot Type 6		\$ 5,340.10	\$ 487.11
980873	Lot Type 5		\$ 6,526.77	\$ 595.35
1007470	Lot Type 7		\$ 5,933.44	\$ 541.23
980829	Lot Type 4		\$ 5,933.42	\$ 541.23
1007465	Lot Type 7		\$ 5,933.44	\$ 541.23
1007333	Lot Type 6		\$ 5,340.10	\$ 487.11
1007441	Lot Type 6		\$ 5,340.10	\$ 487.11
1007249	Lot Type 6		\$ 5,340.10	\$ 487.11
980856	Lot Type 5		\$ 6,526.77	\$ 595.35
1007237	Lot Type 6		\$ 5,340.10	\$ 487.11
1007288	Lot Type 8		\$ 6,526.79	\$ 595.35
1007220	Lot Type 6		\$ 5,340.10	\$ 487.11
1036632	Lot Type 8		\$ 6,526.79	\$ 595.35
1074727	Lot Type 10		\$ 5,082.36	\$ 463.60
1007232	Lot Type 6		\$ 5,340.10	\$ 487.11
1036610	Lot Type 8		\$ 6,526.79	\$ 595.35
1007366	Lot Type 6		\$ 5,340.10	\$ 487.11
1007306	Lot Type 6		\$ 5,340.10	\$ 487.11
1036785	Lot Type 6		\$ 5,340.10	\$ 487.11
1007454	Lot Type 6		\$ 5,340.10	\$ 487.11
1007360	Lot Type 6		\$ 5,340.10	\$ 487.11
1012732	Improvement Area #4 Remainder Parcel; Major Improvement Area Remainder Parcel	[f]	\$ 25,411.79	\$ 2,317.99
Total			\$ 5,982,430.81	\$ 545,700.14

Notes:

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

[b] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[c] Assessment has been prepaid in full.

[d] The entire Major Improvement Area Remainder Parcel is contained within Property IDs 68270, 68287, 68871, 68872, and 147864. For billing purposes, the Major Improvement Area Annual Installment due 1/31/2027 allocable to the Major Improvement Area Remainder Parcel shall be allocated pro rata based on acreage. Future allocation of the Major Improvement Area Assessment will be done in accordance with Section VI of the 2025 A&R Service and Assessment Plan.

[e] The entire Improvement Area #3 Remainder Parcel is contained within Property IDs 68268, 68277, and 147863. For billing purposes, the Major Improvement Area Annual Installment due 1/31/2027 allocable to the Improvement Area #3 Remainder Parcel shall be allocated pro rata based on acreage. Future allocation of the Major Improvement Area Assessment will be done in accordance with Section VI of the 2025 A&R Service and Assessment Plan.

[f] The entire Improvement Area #4 Remainder Parcel is contained within Property ID 1012732. For billing purposes, the Major Improvement Area Annual Installment due 1/31/2027 allocable to the Improvement Area #4 Remainder Parcel shall be allocated pro rata based on acreage. Future allocation of the Major Improvement Area Assessment will be done in accordance with Section VI of the 2025 A&R Service and Assessment Plan.

[g] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[h] Subject to change based on final certified rolls provided by the county prior to billing.

[i] Annual Installments due 1/31/2027 may not match the amounts shown as due in the "Annual Installment due 1/31/2027" and "Service Plan" Sections of this 2026 Annual Service Plan update due to Prepayments shown in this table.

EXHIBIT B-1 – IMPROVEMENT AREA #1 DEBT SERVICE SCHEDULE

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.

EXHIBIT B-2 – IMPROVEMENT AREA #2-A DEBT SERVICE SCHEDULE

\$2,473,500

Timberbrook Public Improvement District (NIA 2)

City of Justin

Series 2021 (NIA 2A)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/01/2023	48,000.00	2.500%	44,255.00	92,255.00
09/01/2024	50,500.00	2.500%	87,310.00	137,810.00
09/01/2025	51,000.00	2.500%	86,047.50	137,047.50
09/01/2026	52,000.00	2.500%	84,772.50	136,772.50
09/01/2027	53,000.00	3.000%	83,472.50	136,472.50
09/01/2028	54,000.00	3.000%	81,882.50	135,882.50
09/01/2029	57,000.00	3.000%	80,262.50	137,262.50
09/01/2030	58,000.00	3.000%	78,552.50	136,552.50
09/01/2031	60,000.00	3.000%	76,812.50	136,812.50
09/01/2032	62,000.00	3.375%	75,012.50	137,012.50
09/01/2033	64,000.00	3.375%	72,920.00	136,920.00
09/01/2034	67,000.00	3.375%	70,760.00	137,760.00
09/01/2035	69,000.00	3.375%	68,498.76	137,498.76
09/01/2036	72,000.00	3.375%	66,170.00	138,170.00
09/01/2037	74,000.00	3.375%	63,740.00	137,740.00
09/01/2038	77,000.00	3.375%	61,242.50	138,242.50
09/01/2039	80,000.00	3.375%	58,643.76	138,643.76
09/01/2040	83,000.00	3.375%	55,943.76	138,943.76
09/01/2041	86,000.00	3.375%	53,142.50	139,142.50
09/01/2042	89,000.00	4.000%	50,240.00	139,240.00
09/01/2043	93,000.00	4.000%	46,680.00	139,680.00
09/01/2044	97,000.00	4.000%	42,960.00	139,960.00
09/01/2045	102,000.00	4.000%	39,080.00	141,080.00
09/01/2046	106,000.00	4.000%	35,000.00	141,000.00
09/01/2047	111,000.00	4.000%	30,760.00	141,760.00
09/01/2048	154,000.00	4.000%	26,320.00	180,320.00
09/01/2049	161,000.00	4.000%	20,160.00	181,160.00
09/01/2050	168,000.00	4.000%	13,720.00	181,720.00
09/01/2051	175,000.00	4.000%	7,000.00	182,000.00
Total	\$2,473,500.00	-	\$1,661,361.28	\$4,134,861.28

EXHIBIT B-3 – IMPROVEMENT AREA #2-B DEBT SERVICE SCHEDULE

✓\$16,987,500

Timberbrook Public Improvement District (NIA 2)

City of Justin

Series 2021 (NIA 2B)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/01/2023	342,000.00	2.500%	303,859.38	645,859.38
09/01/2024	336,500.00	2.500%	599,168.76	935,668.76
09/01/2025	344,000.00	2.500%	590,756.26	934,756.26
09/01/2026	357,000.00	2.500%	582,156.26	939,156.26
09/01/2027	365,000.00	3.000%	573,231.26	938,231.26
09/01/2028	376,000.00	3.000%	562,281.26	938,281.26
09/01/2029	390,000.00	3.000%	551,001.26	941,001.26
09/01/2030	403,000.00	3.000%	539,301.26	942,301.26
09/01/2031	413,000.00	3.000%	527,211.26	940,211.26
09/01/2032	427,000.00	3.375%	514,821.26	941,821.26
09/01/2033	445,000.00	3.375%	500,410.00	945,410.00
09/01/2034	459,000.00	3.375%	485,391.26	944,391.26
09/01/2035	477,000.00	3.375%	469,900.00	946,900.00
09/01/2036	494,000.00	3.375%	453,801.26	947,801.26
09/01/2037	513,000.00	3.375%	437,128.76	950,128.76
09/01/2038	531,000.00	3.375%	419,815.00	950,815.00
09/01/2039	552,000.00	3.375%	401,893.76	953,893.76
09/01/2040	570,000.00	3.375%	383,263.76	953,263.76
09/01/2041	591,000.00	3.375%	364,026.26	955,026.26
09/01/2042	612,000.00	4.000%	344,080.00	956,080.00
09/01/2043	639,000.00	4.000%	319,600.00	958,600.00
09/01/2044	668,000.00	4.000%	294,040.00	962,040.00
09/01/2045	696,000.00	4.000%	267,320.00	963,320.00
09/01/2046	726,000.00	4.000%	239,480.00	965,480.00
09/01/2047	758,000.00	4.000%	210,440.00	968,440.00
09/01/2048	1,056,000.00	4.000%	180,120.00	1,236,120.00
09/01/2049	1,101,000.00	4.000%	137,880.00	1,238,880.00
09/01/2050	1,148,000.00	4.000%	93,840.00	1,241,840.00
09/01/2051	1,198,000.00	4.000%	47,920.00	1,245,920.00
Total	\$16,987,500.00	-	\$11,394,138.28	\$28,381,638.28

EXHIBIT B-4 – IMPROVEMENT AREA #3 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 105,000.00	\$ 348,465.84	\$ 453,465.84
2027	85,000.00	368,893.76	453,893.76
2028	88,000.00	365,281.26	453,281.26
2029	92,000.00	361,541.26	453,541.26
2030	96,000.00	357,631.26	453,631.26
2031	99,000.00	353,551.26	452,551.26
2032	103,000.00	349,343.76	452,343.76
2033	107,000.00	344,966.26	451,966.26
2034	113,000.00	338,680.00	451,680.00
2035	120,000.00	332,041.26	452,041.26
2036	127,000.00	324,991.26	451,991.26
2037	134,000.00	317,530.00	451,530.00
2038	141,000.00	309,657.50	450,657.50
2039	149,000.00	301,373.76	450,373.76
2040	157,000.00	292,620.00	449,620.00
2041	166,000.00	283,396.26	449,396.26
2042	176,000.00	273,643.76	449,643.76
2043	186,000.00	263,303.76	449,303.76
2044	197,000.00	252,376.26	449,376.26
2045	209,000.00	240,802.50	449,802.50
2046	221,000.00	228,523.76	449,523.76
2047	234,000.00	214,987.50	448,987.50
2048	328,000.00	200,655.00	528,655.00
2049	348,000.00	180,565.00	528,565.00
2050	370,000.00	159,250.00	529,250.00
2051	393,000.00	136,587.50	529,587.50
2052	418,000.00	112,516.26	530,516.26
2053	444,000.00	86,913.76	530,913.76
2054	473,000.00	59,718.76	532,718.76
2055	502,000.00	30,747.50	532,747.50
Total	<u>\$6,381,000.00</u>	<u>\$7,790,556.02</u>	<u>\$14,171,556.02</u>

EXHIBIT B-5 – MAJOR IMPROVEMENT AREA DEBT SERVICE SCHEDULE

\$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

EXHIBIT C-1 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP



LEGEND

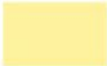
-  60'/65' X 120' LOTS
-  70' X 125' LOTS
-  80' X 130' LOTS

EXHIBIT C-2– IMPROVEMENT AREA #2 LOT TYPE CLASSIFICATION MAP

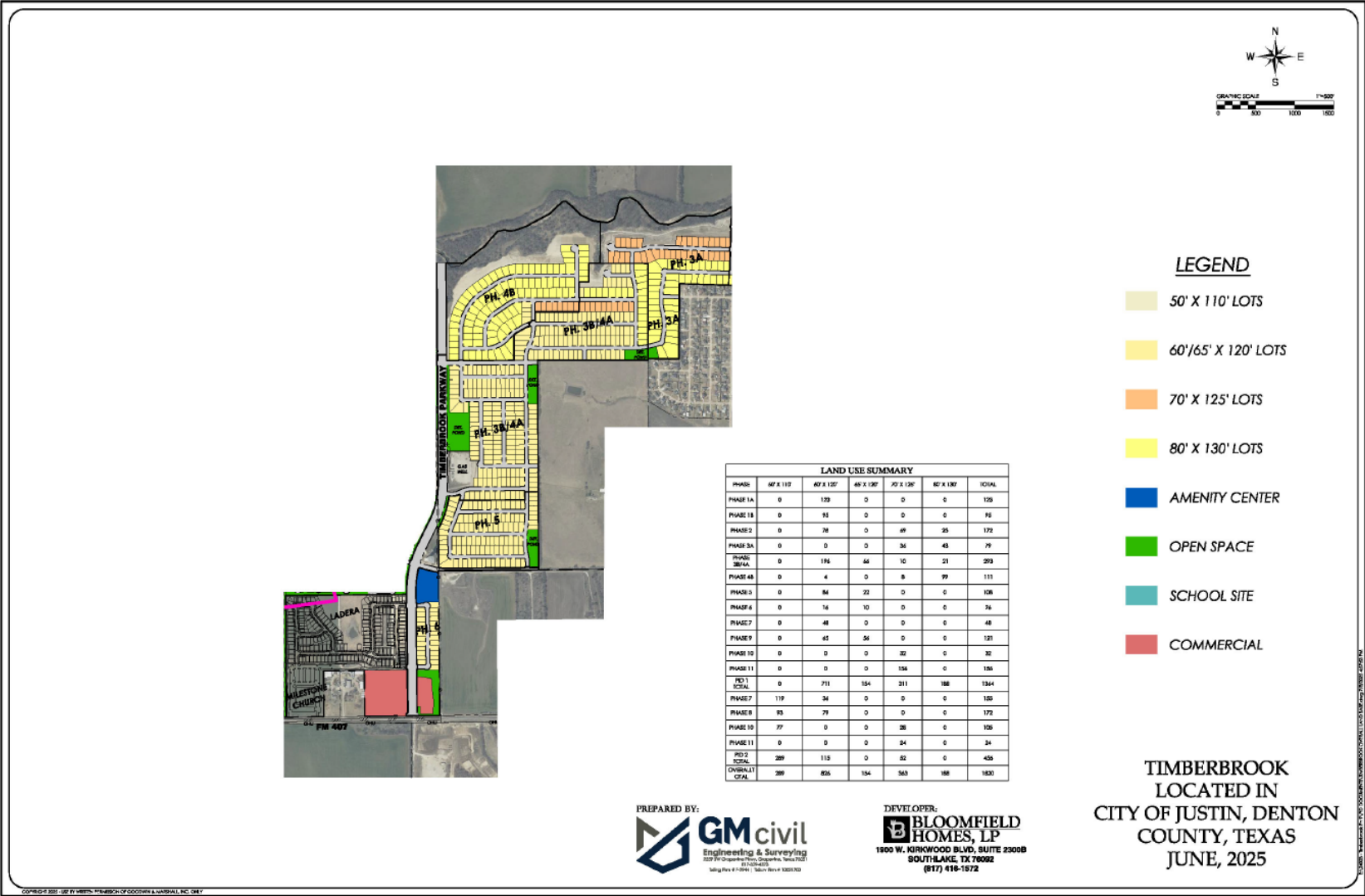


EXHIBIT C-3- IMPROVEMENT AREA #3 LOT TYPE CLASSIFICATION MAP

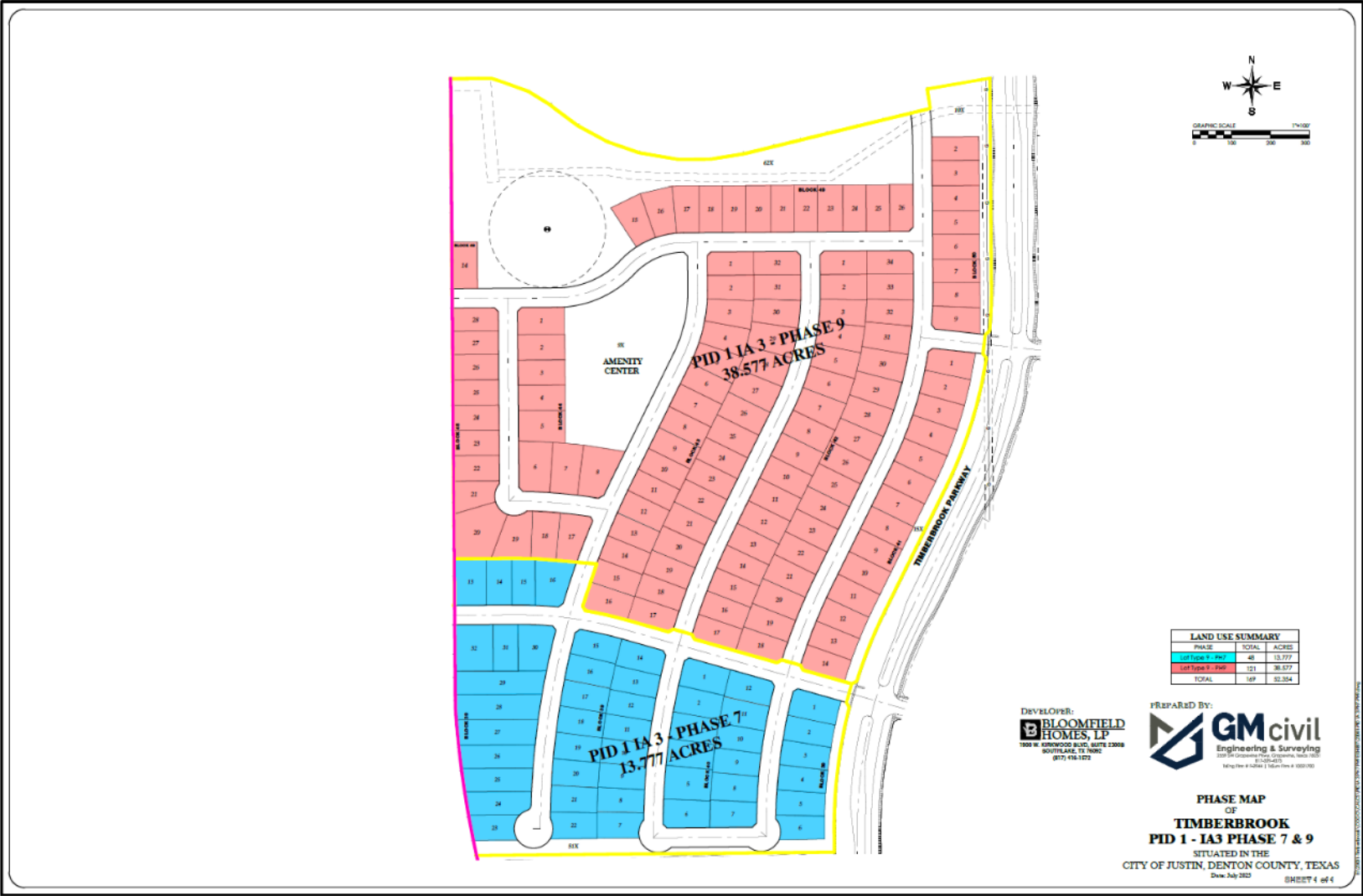


EXHIBIT D – BUYER DISCLOSURES

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 (Per Acre)
- Improvement Area #3
 - Lot Type 9
 - Improvement Area #3 Remainder Parcel
- Improvement Area #4
 - Lot Type 10
 - Improvement Area #4 Remainder Parcel
- Major Improvement Area
 - Major Improvement Area Remainder Parcel

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: \$16,787.31

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Expenses	Annual Installment ^[b]
2027	\$ 463.60	\$ 847.57	\$ 83.94	\$ 94.43	\$ 1,489.54
2028	\$ 488.00	\$ 826.13	\$ 81.62	\$ 69.28	\$ 1,465.03
2029	\$ 512.40	\$ 803.56	\$ 79.18	\$ 70.67	\$ 1,465.81
2030	\$ 536.80	\$ 777.94	\$ 76.62	\$ 72.08	\$ 1,463.44
2031	\$ 561.20	\$ 751.10	\$ 73.93	\$ 73.52	\$ 1,459.76
2032	\$ 585.60	\$ 723.04	\$ 71.13	\$ 74.99	\$ 1,454.76
2033	\$ 622.20	\$ 693.76	\$ 68.20	\$ 76.49	\$ 1,460.65
2034	\$ 646.60	\$ 662.65	\$ 65.09	\$ 78.02	\$ 1,452.36
2035	\$ 683.20	\$ 630.32	\$ 61.85	\$ 79.58	\$ 1,454.96
2036	\$ 719.80	\$ 596.16	\$ 58.44	\$ 81.18	\$ 1,455.58
2037	\$ 756.41	\$ 560.17	\$ 54.84	\$ 82.80	\$ 1,454.21
2038	\$ 793.01	\$ 522.35	\$ 51.06	\$ 84.45	\$ 1,450.86
2039	\$ 841.81	\$ 482.70	\$ 47.09	\$ 86.14	\$ 1,457.74
2040	\$ 890.61	\$ 439.55	\$ 42.88	\$ 87.87	\$ 1,460.91
2041	\$ 939.41	\$ 393.91	\$ 38.43	\$ 89.62	\$ 1,461.37
2042	\$ 988.21	\$ 345.77	\$ 33.73	\$ 91.42	\$ 1,459.12
2043	\$ 1,037.01	\$ 295.12	\$ 28.79	\$ 93.24	\$ 1,454.16
2044	\$ 1,098.01	\$ 241.97	\$ 23.61	\$ 95.11	\$ 1,458.70
2045	\$ 1,146.81	\$ 185.70	\$ 18.12	\$ 97.01	\$ 1,447.64
2046	\$ 1,207.81	\$ 126.93	\$ 12.38	\$ 98.95	\$ 1,446.07
2047	\$ 1,268.81	\$ 65.03	\$ 6.34	\$ 100.93	\$ 1,441.11
Total	\$ 16,787.31	\$ 10,971.40	\$ 1,077.27	\$ 1,777.81	\$ 30,613.79

Notes:

[a] Interest rate on Improvement Area #1 Bonds is 4.125% for bonds maturing 2023, 4.625% for bonds maturing 2028, 5.000% for bonds maturing 2038, and 5.125% for bonds maturing 2047.

[b] 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: \$19,585.20

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Expenses	Annual Installment ^[b]
2027	\$ 540.87	\$ 988.83	\$ 97.93	\$ 110.17	\$ 1,737.80
2028	\$ 569.34	\$ 963.82	\$ 95.22	\$ 80.83	\$ 1,709.20
2029	\$ 597.80	\$ 937.48	\$ 92.37	\$ 82.45	\$ 1,710.11
2030	\$ 626.27	\$ 907.59	\$ 89.39	\$ 84.09	\$ 1,707.35
2031	\$ 654.74	\$ 876.28	\$ 86.25	\$ 85.78	\$ 1,703.05
2032	\$ 683.20	\$ 843.54	\$ 82.98	\$ 87.49	\$ 1,697.22
2033	\$ 725.90	\$ 809.38	\$ 79.56	\$ 89.24	\$ 1,704.10
2034	\$ 754.37	\$ 773.09	\$ 75.94	\$ 91.03	\$ 1,694.42
2035	\$ 797.07	\$ 735.37	\$ 72.16	\$ 92.85	\$ 1,697.45
2036	\$ 839.77	\$ 695.52	\$ 68.18	\$ 94.70	\$ 1,698.17
2037	\$ 882.47	\$ 653.53	\$ 63.98	\$ 96.60	\$ 1,696.58
2038	\$ 925.17	\$ 609.40	\$ 59.57	\$ 98.53	\$ 1,692.67
2039	\$ 982.11	\$ 563.15	\$ 54.94	\$ 100.50	\$ 1,700.69
2040	\$ 1,039.04	\$ 512.81	\$ 50.03	\$ 102.51	\$ 1,704.39
2041	\$ 1,095.97	\$ 459.56	\$ 44.84	\$ 104.56	\$ 1,704.93
2042	\$ 1,152.91	\$ 403.39	\$ 39.36	\$ 106.65	\$ 1,702.31
2043	\$ 1,209.84	\$ 344.31	\$ 33.59	\$ 108.79	\$ 1,696.52
2044	\$ 1,281.01	\$ 282.30	\$ 27.54	\$ 110.96	\$ 1,701.81
2045	\$ 1,337.94	\$ 216.65	\$ 21.14	\$ 113.18	\$ 1,688.91
2046	\$ 1,409.11	\$ 148.08	\$ 14.45	\$ 115.44	\$ 1,687.08
2047	\$ 1,480.28	\$ 75.86	\$ 7.40	\$ 117.75	\$ 1,681.30
Total	\$ 19,585.20	\$ 12,799.96	\$ 1,256.81	\$ 2,074.11	\$ 35,716.08

Notes:

[a] Interest rate on Improvement Area #1 Bonds is 4.125% for bonds maturing 2023, 4.625% for bonds maturing 2028, 5.000% for bonds maturing 2038, and 5.125% for bonds maturing 2047.

[b] 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: \$22,383.08

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Expenses	Annual Installment ^[b]
2027	\$ 618.14	\$ 1,130.09	\$ 111.92	\$ 125.91	\$ 1,986.05
2028	\$ 650.67	\$ 1,101.50	\$ 108.82	\$ 92.38	\$ 1,953.38
2029	\$ 683.20	\$ 1,071.41	\$ 105.57	\$ 94.22	\$ 1,954.41
2030	\$ 715.74	\$ 1,037.25	\$ 102.16	\$ 96.11	\$ 1,951.25
2031	\$ 748.27	\$ 1,001.46	\$ 98.58	\$ 98.03	\$ 1,946.34
2032	\$ 780.81	\$ 964.05	\$ 94.84	\$ 99.99	\$ 1,939.68
2033	\$ 829.61	\$ 925.01	\$ 90.93	\$ 101.99	\$ 1,947.54
2034	\$ 862.14	\$ 883.53	\$ 86.78	\$ 104.03	\$ 1,936.48
2035	\$ 910.94	\$ 840.42	\$ 82.47	\$ 106.11	\$ 1,939.95
2036	\$ 959.74	\$ 794.88	\$ 77.92	\$ 108.23	\$ 1,940.77
2037	\$ 1,008.54	\$ 746.89	\$ 73.12	\$ 110.40	\$ 1,938.95
2038	\$ 1,057.34	\$ 696.46	\$ 68.08	\$ 112.61	\$ 1,934.49
2039	\$ 1,122.41	\$ 643.59	\$ 62.79	\$ 114.86	\$ 1,943.65
2040	\$ 1,187.47	\$ 586.07	\$ 57.18	\$ 117.16	\$ 1,947.88
2041	\$ 1,252.54	\$ 525.21	\$ 51.24	\$ 119.50	\$ 1,948.49
2042	\$ 1,317.61	\$ 461.02	\$ 44.98	\$ 121.89	\$ 1,945.50
2043	\$ 1,382.68	\$ 393.49	\$ 38.39	\$ 124.33	\$ 1,938.89
2044	\$ 1,464.01	\$ 322.63	\$ 31.48	\$ 126.81	\$ 1,944.93
2045	\$ 1,529.08	\$ 247.60	\$ 24.16	\$ 129.35	\$ 1,930.18
2046	\$ 1,610.41	\$ 169.24	\$ 16.51	\$ 131.94	\$ 1,928.09
2047	\$ 1,691.74	\$ 86.70	\$ 8.46	\$ 134.58	\$ 1,921.48
Total	\$ 22,383.08	\$ 14,628.53	\$ 1,436.36	\$ 2,370.41	\$ 40,818.38

Notes:

[a] Interest rate on Improvement Area #1 Bonds is 4.125% for bonds maturing 2023, 4.625% for bonds maturing 2028, 5.000% for bonds maturing 2038, and 5.125% for bonds maturing 2047.

[b] 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: \$33,539.74

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County 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-A LOT TYPE 4

Annual Installment Due 1/31	Major Improvement Area Bond				Improvement Area #2 Bond			Administrative Expenses	Annual Installment ^[c]
	Principal	Interest ^[b]	Additional Interest	Administrative Expenses	Principal	Interest ^[a]	Additional Interest		
2027	\$ 157.18	\$ 321.92	\$ 29.67	\$ 32.46	\$ 643.99	\$ 1,014.25	\$ 138.03	\$ 72.46	\$ 2,409.95
2028	\$ 167.00	\$ 314.07	\$ 28.88	\$ 25.89	\$ 656.14	\$ 994.93	\$ 134.81	\$ 87.47	\$ 2,409.18
2029	\$ 171.91	\$ 305.72	\$ 28.05	\$ 26.41	\$ 692.59	\$ 975.24	\$ 131.53	\$ 89.22	\$ 2,420.66
2030	\$ 181.74	\$ 296.47	\$ 27.19	\$ 26.93	\$ 704.74	\$ 954.47	\$ 128.07	\$ 91.01	\$ 2,410.61
2031	\$ 196.47	\$ 286.71	\$ 26.28	\$ 27.47	\$ 729.04	\$ 933.32	\$ 124.54	\$ 92.83	\$ 2,416.66
2032	\$ 206.29	\$ 276.15	\$ 25.30	\$ 28.02	\$ 753.34	\$ 911.45	\$ 120.90	\$ 94.68	\$ 2,416.14
2033	\$ 216.12	\$ 265.06	\$ 24.26	\$ 28.58	\$ 777.64	\$ 886.03	\$ 117.13	\$ 96.58	\$ 2,411.40
2034	\$ 230.85	\$ 253.44	\$ 23.18	\$ 29.15	\$ 814.09	\$ 859.78	\$ 113.24	\$ 98.51	\$ 2,422.26
2035	\$ 235.77	\$ 241.03	\$ 22.03	\$ 29.74	\$ 838.40	\$ 832.31	\$ 109.17	\$ 100.48	\$ 2,408.92
2036	\$ 250.50	\$ 228.36	\$ 20.85	\$ 30.33	\$ 874.85	\$ 804.01	\$ 104.98	\$ 102.49	\$ 2,416.37
2037	\$ 265.24	\$ 214.90	\$ 19.60	\$ 30.94	\$ 899.15	\$ 774.48	\$ 100.61	\$ 104.54	\$ 2,409.45
2038	\$ 279.97	\$ 200.64	\$ 18.27	\$ 31.56	\$ 935.60	\$ 744.14	\$ 96.11	\$ 106.63	\$ 2,412.92
2039	\$ 294.71	\$ 185.59	\$ 16.87	\$ 32.19	\$ 972.05	\$ 712.56	\$ 91.43	\$ 108.76	\$ 2,414.17
2040	\$ 314.35	\$ 169.38	\$ 15.40	\$ 32.83	\$ 1,008.51	\$ 679.75	\$ 86.57	\$ 110.94	\$ 2,417.74
2041	\$ 334.00	\$ 152.09	\$ 13.83	\$ 33.49	\$ 1,044.96	\$ 645.72	\$ 81.53	\$ 113.16	\$ 2,418.77
2042	\$ 353.65	\$ 133.72	\$ 12.16	\$ 34.16	\$ 1,081.41	\$ 610.45	\$ 76.31	\$ 115.42	\$ 2,417.27
2043	\$ 373.29	\$ 114.27	\$ 10.39	\$ 34.84	\$ 1,130.01	\$ 567.19	\$ 70.90	\$ 117.73	\$ 2,418.63
2044	\$ 392.94	\$ 93.74	\$ 8.52	\$ 35.54	\$ 1,178.61	\$ 521.99	\$ 65.25	\$ 120.08	\$ 2,416.68
2045	\$ 412.59	\$ 72.13	\$ 6.56	\$ 36.25	\$ 1,239.37	\$ 474.85	\$ 59.36	\$ 122.48	\$ 2,423.58
2046	\$ 437.15	\$ 49.44	\$ 4.49	\$ 36.97	\$ 1,287.97	\$ 425.27	\$ 53.16	\$ 124.93	\$ 2,419.39
2047	\$ 461.71	\$ 25.39	\$ 2.31	\$ 37.71	\$ 1,348.72	\$ 373.75	\$ 46.72	\$ 127.43	\$ 2,423.75
2048	\$ -	\$ -	\$ -	\$ -	\$ 1,871.20	\$ 319.81	\$ 39.98	\$ 129.98	\$ 2,360.97
2049	\$ -	\$ -	\$ -	\$ -	\$ 1,956.26	\$ 244.96	\$ 30.62	\$ 132.58	\$ 2,364.42
2050	\$ -	\$ -	\$ -	\$ -	\$ 2,041.31	\$ 166.71	\$ 20.84	\$ 135.23	\$ 2,364.09
2051	\$ -	\$ -	\$ -	\$ -	\$ 2,126.37	\$ 85.05	\$ 10.63	\$ 137.94	\$ 2,359.99
Total	\$ 5,933.42	\$ 4,200.23	\$ 384.08	\$ 661.47	\$ 27,606.32	\$ 16,512.47	\$ 2,152.43	\$ 2,733.57	\$ 60,183.98

Notes:

[a] Interest rate on Improvement Area #2 Bonds is 2.500% for bonds maturing 2026, 3.000% for bonds maturing 2031, 3.375% for bonds maturing 2041, and 3.550% for bonds maturing 2051.

[b] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

[c] 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 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: \$36,893.72

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County 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-A LOT TYPE 5

Annual Installment Due 1/31	Major Improvement Area Bond				Improvement Area #2 Bond			Administrative Expenses	Annual Installment ^[c]
	Principal	Interest ^[b]	Additional Interest	Administrative Expenses	Principal	Interest ^[a]	Additional Interest		
2027	\$ 172.89	\$ 354.12	\$ 32.63	\$ 35.71	\$ 708.38	\$ 1,115.67	\$ 151.83	\$ 79.70	\$ 2,650.94
2028	\$ 183.70	\$ 345.47	\$ 31.77	\$ 28.48	\$ 721.75	\$ 1,094.42	\$ 148.29	\$ 96.22	\$ 2,650.10
2029	\$ 189.10	\$ 336.29	\$ 30.85	\$ 29.05	\$ 761.85	\$ 1,072.77	\$ 144.68	\$ 98.15	\$ 2,662.73
2030	\$ 199.91	\$ 326.12	\$ 29.91	\$ 29.63	\$ 775.21	\$ 1,049.91	\$ 140.87	\$ 100.11	\$ 2,651.67
2031	\$ 216.12	\$ 315.38	\$ 28.91	\$ 30.22	\$ 801.94	\$ 1,026.66	\$ 137.00	\$ 102.11	\$ 2,658.33
2032	\$ 226.92	\$ 303.76	\$ 27.83	\$ 30.82	\$ 828.68	\$ 1,002.60	\$ 132.99	\$ 104.15	\$ 2,657.75
2033	\$ 237.73	\$ 291.56	\$ 26.69	\$ 31.44	\$ 855.41	\$ 974.63	\$ 128.85	\$ 106.24	\$ 2,652.54
2034	\$ 253.94	\$ 278.79	\$ 25.50	\$ 32.07	\$ 895.50	\$ 945.76	\$ 124.57	\$ 108.36	\$ 2,664.49
2035	\$ 259.34	\$ 265.14	\$ 24.23	\$ 32.71	\$ 922.24	\$ 915.54	\$ 120.09	\$ 110.53	\$ 2,649.81
2036	\$ 275.55	\$ 251.20	\$ 22.94	\$ 33.36	\$ 962.33	\$ 884.41	\$ 115.48	\$ 112.74	\$ 2,658.01
2037	\$ 291.76	\$ 236.39	\$ 21.56	\$ 34.03	\$ 989.06	\$ 851.93	\$ 110.67	\$ 114.99	\$ 2,650.39
2038	\$ 307.97	\$ 220.70	\$ 20.10	\$ 34.71	\$ 1,029.16	\$ 818.55	\$ 105.72	\$ 117.29	\$ 2,654.21
2039	\$ 324.18	\$ 204.15	\$ 18.56	\$ 35.41	\$ 1,069.26	\$ 783.82	\$ 100.58	\$ 119.64	\$ 2,655.59
2040	\$ 345.79	\$ 186.32	\$ 16.94	\$ 36.12	\$ 1,109.36	\$ 747.73	\$ 95.23	\$ 122.03	\$ 2,659.51
2041	\$ 367.40	\$ 167.30	\$ 15.21	\$ 36.84	\$ 1,149.45	\$ 710.29	\$ 89.68	\$ 124.47	\$ 2,660.65
2042	\$ 389.01	\$ 147.10	\$ 13.37	\$ 37.57	\$ 1,189.55	\$ 671.49	\$ 83.94	\$ 126.96	\$ 2,659.00
2043	\$ 410.62	\$ 125.70	\$ 11.43	\$ 38.33	\$ 1,243.01	\$ 623.91	\$ 77.99	\$ 129.50	\$ 2,660.49
2044	\$ 432.24	\$ 103.12	\$ 9.37	\$ 39.09	\$ 1,296.48	\$ 574.19	\$ 71.77	\$ 132.09	\$ 2,658.35
2045	\$ 453.85	\$ 79.34	\$ 7.21	\$ 39.87	\$ 1,363.30	\$ 522.33	\$ 65.29	\$ 134.73	\$ 2,665.94
2046	\$ 480.86	\$ 54.38	\$ 4.94	\$ 40.67	\$ 1,416.77	\$ 467.80	\$ 58.48	\$ 137.43	\$ 2,661.33
2047	\$ 507.88	\$ 27.93	\$ 2.54	\$ 41.48	\$ 1,483.60	\$ 411.13	\$ 51.39	\$ 140.18	\$ 2,666.13
2048	\$ -	\$ -	\$ -	\$ -	\$ 2,058.32	\$ 351.79	\$ 43.97	\$ 142.98	\$ 2,597.06
2049	\$ -	\$ -	\$ -	\$ -	\$ 2,151.88	\$ 269.45	\$ 33.68	\$ 145.84	\$ 2,600.86
2050	\$ -	\$ -	\$ -	\$ -	\$ 2,245.44	\$ 183.38	\$ 22.92	\$ 148.76	\$ 2,600.50
2051	\$ -	\$ -	\$ -	\$ -	\$ 2,339.00	\$ 93.56	\$ 11.70	\$ 151.73	\$ 2,595.99
Total	\$ 6,526.77	\$ 4,620.25	\$ 422.48	\$ 727.61	\$ 30,366.95	\$ 18,163.72	\$ 2,367.67	\$ 3,006.93	\$ 66,202.38

Notes:

[a] Interest rate on Improvement Area #2 Bonds is 2.500% for bonds maturing 2026, 3.000% for bonds maturing 2031, 3.375% for bonds maturing 2041, and 3.550% for bonds maturing 2051.

[b] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

[c] 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-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: \$30,752.19

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

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

Annual Installment Due 1/31	Major Improvement Area Bond				Improvement Area #2 Bond			Administrative Expenses	Annual Installment ^[c]
	Principal	Interest ^[b]	Additional Interest	Administrative Expenses	Principal	Interest ^[a]	Additional Interest		
2027	\$ 141.46	\$ 289.73	\$ 26.70	\$ 29.22	\$ 594.27	\$ 933.30	\$ 127.06	\$ 66.85	\$ 2,208.59
2028	\$ 150.30	\$ 282.66	\$ 25.99	\$ 23.30	\$ 612.18	\$ 915.48	\$ 124.09	\$ 80.70	\$ 2,214.70
2029	\$ 154.72	\$ 275.14	\$ 25.24	\$ 23.77	\$ 634.98	\$ 897.11	\$ 121.03	\$ 82.31	\$ 2,214.30
2030	\$ 163.56	\$ 266.83	\$ 24.47	\$ 24.24	\$ 656.14	\$ 878.06	\$ 117.85	\$ 83.96	\$ 2,215.12
2031	\$ 176.82	\$ 258.04	\$ 23.65	\$ 24.73	\$ 672.42	\$ 858.38	\$ 114.57	\$ 85.64	\$ 2,214.25
2032	\$ 185.67	\$ 248.53	\$ 22.77	\$ 25.22	\$ 695.22	\$ 838.20	\$ 111.21	\$ 87.35	\$ 2,214.17
2033	\$ 194.51	\$ 238.55	\$ 21.84	\$ 25.72	\$ 724.52	\$ 814.74	\$ 107.73	\$ 89.10	\$ 2,216.72
2034	\$ 207.77	\$ 228.10	\$ 20.87	\$ 26.24	\$ 747.32	\$ 790.29	\$ 104.11	\$ 90.88	\$ 2,215.57
2035	\$ 212.19	\$ 216.93	\$ 19.83	\$ 26.76	\$ 776.63	\$ 765.07	\$ 100.38	\$ 92.70	\$ 2,210.47
2036	\$ 225.45	\$ 205.53	\$ 18.77	\$ 27.30	\$ 804.30	\$ 738.85	\$ 96.49	\$ 94.55	\$ 2,211.24
2037	\$ 238.71	\$ 193.41	\$ 17.64	\$ 27.84	\$ 835.24	\$ 711.71	\$ 92.47	\$ 96.44	\$ 2,213.46
2038	\$ 251.97	\$ 180.58	\$ 16.44	\$ 28.40	\$ 864.55	\$ 683.52	\$ 88.29	\$ 98.37	\$ 2,212.13
2039	\$ 265.24	\$ 167.03	\$ 15.18	\$ 28.97	\$ 898.74	\$ 654.34	\$ 83.97	\$ 100.34	\$ 2,213.81
2040	\$ 282.92	\$ 152.44	\$ 13.86	\$ 29.55	\$ 928.04	\$ 624.01	\$ 79.48	\$ 102.35	\$ 2,212.65
2041	\$ 300.60	\$ 136.88	\$ 12.44	\$ 30.14	\$ 962.23	\$ 592.69	\$ 74.84	\$ 104.39	\$ 2,214.22
2042	\$ 318.28	\$ 120.35	\$ 10.94	\$ 30.74	\$ 996.42	\$ 560.21	\$ 70.03	\$ 106.48	\$ 2,213.46
2043	\$ 335.97	\$ 102.85	\$ 9.35	\$ 31.36	\$ 1,040.38	\$ 520.36	\$ 65.04	\$ 108.61	\$ 2,213.91
2044	\$ 353.65	\$ 84.37	\$ 7.67	\$ 31.98	\$ 1,087.60	\$ 478.74	\$ 59.84	\$ 110.78	\$ 2,214.64
2045	\$ 371.33	\$ 64.92	\$ 5.90	\$ 32.62	\$ 1,133.19	\$ 435.24	\$ 54.40	\$ 113.00	\$ 2,210.60
2046	\$ 393.43	\$ 44.49	\$ 4.04	\$ 33.28	\$ 1,182.03	\$ 389.91	\$ 48.74	\$ 115.26	\$ 2,211.19
2047	\$ 415.54	\$ 22.85	\$ 2.08	\$ 33.94	\$ 1,234.13	\$ 342.63	\$ 42.83	\$ 117.56	\$ 2,211.57
2048	\$ -	\$ -	\$ -	\$ -	\$ 1,719.32	\$ 293.26	\$ 36.66	\$ 119.92	\$ 2,169.16
2049	\$ -	\$ -	\$ -	\$ -	\$ 1,792.59	\$ 224.49	\$ 28.06	\$ 122.31	\$ 2,167.45
2050	\$ -	\$ -	\$ -	\$ -	\$ 1,869.11	\$ 152.79	\$ 19.10	\$ 124.76	\$ 2,165.75
2051	\$ -	\$ -	\$ -	\$ -	\$ 1,950.52	\$ 78.02	\$ 9.75	\$ 127.26	\$ 2,165.55
Total	\$ 5,340.10	\$ 3,780.21	\$ 345.67	\$ 595.32	\$ 25,412.09	\$ 15,171.38	\$ 1,978.03	\$ 2,521.88	\$ 55,144.69

Notes:

[a] Interest rate on Improvement Area #2 Bonds is 2.500% for bonds maturing 2026, 3.000% for bonds maturing 2031, 3.375% for bonds maturing 2041, and 3.550% for bonds maturing 2051.

[b] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

[c] 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-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: \$34,169.10

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County 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 7

Annual Installment Due 1/31	Major Improvement Area Bond				Improvement Area #2 Bond			Administrative Expenses	Annual Installment ^[c]
	Principal	Interest ^[b]	Additional Interest	Administrative Expenses	Principal	Interest ^[a]	Additional Interest		
2027	\$ 157.18	\$ 321.92	\$ 29.67	\$ 32.46	\$ 660.30	\$ 1,037.00	\$ 141.18	\$ 74.27	\$ 2,453.99
2028	\$ 167.00	\$ 314.07	\$ 28.88	\$ 25.89	\$ 680.20	\$ 1,017.20	\$ 137.88	\$ 89.67	\$ 2,460.78
2029	\$ 171.91	\$ 305.72	\$ 28.05	\$ 26.41	\$ 705.53	\$ 996.79	\$ 134.48	\$ 91.46	\$ 2,460.33
2030	\$ 181.74	\$ 296.48	\$ 27.19	\$ 26.93	\$ 729.05	\$ 975.62	\$ 130.95	\$ 93.29	\$ 2,461.24
2031	\$ 196.47	\$ 286.71	\$ 26.28	\$ 27.47	\$ 747.14	\$ 953.75	\$ 127.30	\$ 95.15	\$ 2,460.28
2032	\$ 206.30	\$ 276.15	\$ 25.30	\$ 28.02	\$ 772.46	\$ 931.34	\$ 123.57	\$ 97.06	\$ 2,460.19
2033	\$ 216.12	\$ 265.06	\$ 24.26	\$ 28.58	\$ 805.03	\$ 905.27	\$ 119.70	\$ 99.00	\$ 2,463.02
2034	\$ 230.85	\$ 253.44	\$ 23.18	\$ 29.15	\$ 830.35	\$ 878.10	\$ 115.68	\$ 100.98	\$ 2,461.74
2035	\$ 235.77	\$ 241.03	\$ 22.03	\$ 29.74	\$ 862.92	\$ 850.07	\$ 111.53	\$ 103.00	\$ 2,456.08
2036	\$ 250.50	\$ 228.36	\$ 20.85	\$ 30.33	\$ 893.67	\$ 820.95	\$ 107.21	\$ 105.06	\$ 2,456.94
2037	\$ 265.24	\$ 214.90	\$ 19.60	\$ 30.94	\$ 928.04	\$ 790.79	\$ 102.75	\$ 107.16	\$ 2,459.41
2038	\$ 279.97	\$ 200.64	\$ 18.27	\$ 31.56	\$ 960.61	\$ 759.47	\$ 98.10	\$ 109.30	\$ 2,457.92
2039	\$ 294.71	\$ 185.59	\$ 16.87	\$ 32.19	\$ 998.60	\$ 727.05	\$ 93.30	\$ 111.49	\$ 2,459.79
2040	\$ 314.35	\$ 169.38	\$ 15.40	\$ 32.83	\$ 1,031.16	\$ 693.34	\$ 88.31	\$ 113.72	\$ 2,458.50
2041	\$ 334.00	\$ 152.09	\$ 13.83	\$ 33.49	\$ 1,069.15	\$ 658.54	\$ 83.15	\$ 115.99	\$ 2,460.25
2042	\$ 353.65	\$ 133.72	\$ 12.16	\$ 34.16	\$ 1,107.14	\$ 622.46	\$ 77.81	\$ 118.31	\$ 2,459.40
2043	\$ 373.30	\$ 114.27	\$ 10.39	\$ 34.84	\$ 1,155.98	\$ 578.17	\$ 72.27	\$ 120.68	\$ 2,459.91
2044	\$ 392.94	\$ 93.74	\$ 8.52	\$ 35.54	\$ 1,208.45	\$ 531.93	\$ 66.49	\$ 123.09	\$ 2,460.71
2045	\$ 412.59	\$ 72.13	\$ 6.56	\$ 36.25	\$ 1,259.10	\$ 483.60	\$ 60.45	\$ 125.55	\$ 2,456.22
2046	\$ 437.15	\$ 49.44	\$ 4.49	\$ 36.97	\$ 1,313.37	\$ 433.23	\$ 54.15	\$ 128.07	\$ 2,456.88
2047	\$ 461.71	\$ 25.39	\$ 2.31	\$ 37.71	\$ 1,371.26	\$ 380.70	\$ 47.59	\$ 130.63	\$ 2,457.30
2048	\$ -	\$ -	\$ -	\$ -	\$ 1,910.36	\$ 325.85	\$ 40.73	\$ 133.24	\$ 2,410.17
2049	\$ -	\$ -	\$ -	\$ -	\$ 1,991.76	\$ 249.43	\$ 31.18	\$ 135.90	\$ 2,408.28
2050	\$ -	\$ -	\$ -	\$ -	\$ 2,076.79	\$ 169.76	\$ 21.22	\$ 138.62	\$ 2,406.39
2051	\$ -	\$ -	\$ -	\$ -	\$ 2,167.24	\$ 86.69	\$ 10.84	\$ 141.40	\$ 2,406.16
Total	\$ 5,933.44	\$ 4,200.24	\$ 384.08	\$ 661.47	\$ 28,235.66	\$ 16,857.09	\$ 2,197.82	\$ 2,802.09	\$ 61,271.88

Notes:

[a] Interest rate on Improvement Area #2 Bonds is 2.500% for bonds maturing 2026, 3.000% for bonds maturing 2031, 3.375% for bonds maturing 2041, and 3.550% for bonds maturing 2051.

[b] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

[c] 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-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: \$37,586.01

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County 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 8

Annual Installment Due 1/31	Major Improvement Area Bond				Improvement Area #2 Bond			Administrative Expenses	Annual Installment ^[c]
	Principal	Interest ^[b]	Additional Interest	Administrative Expenses	Principal	Interest ^[a]	Additional Interest		
2027	\$ 172.89	\$ 354.12	\$ 32.63	\$ 35.71	\$ 726.33	\$ 1,140.70	\$ 155.30	\$ 81.70	\$ 2,699.39
2028	\$ 183.70	\$ 345.47	\$ 31.77	\$ 28.48	\$ 748.22	\$ 1,118.91	\$ 151.66	\$ 98.63	\$ 2,706.85
2029	\$ 189.10	\$ 336.29	\$ 30.85	\$ 29.05	\$ 776.08	\$ 1,096.47	\$ 147.92	\$ 100.61	\$ 2,706.37
2030	\$ 199.91	\$ 326.12	\$ 29.91	\$ 29.63	\$ 801.95	\$ 1,073.19	\$ 144.04	\$ 102.62	\$ 2,707.36
2031	\$ 216.12	\$ 315.38	\$ 28.91	\$ 30.22	\$ 821.85	\$ 1,049.13	\$ 140.03	\$ 104.67	\$ 2,706.30
2032	\$ 226.92	\$ 303.76	\$ 27.83	\$ 30.82	\$ 849.71	\$ 1,024.47	\$ 135.92	\$ 106.76	\$ 2,706.21
2033	\$ 237.73	\$ 291.56	\$ 26.69	\$ 31.44	\$ 885.53	\$ 995.79	\$ 131.68	\$ 108.90	\$ 2,709.32
2034	\$ 253.94	\$ 278.79	\$ 25.50	\$ 32.07	\$ 913.39	\$ 965.91	\$ 127.25	\$ 111.08	\$ 2,707.92
2035	\$ 259.34	\$ 265.14	\$ 24.23	\$ 32.71	\$ 949.21	\$ 935.08	\$ 122.68	\$ 113.30	\$ 2,701.69
2036	\$ 275.55	\$ 251.20	\$ 22.94	\$ 33.36	\$ 983.04	\$ 903.04	\$ 117.93	\$ 115.56	\$ 2,702.63
2037	\$ 291.76	\$ 236.39	\$ 21.56	\$ 34.03	\$ 1,020.85	\$ 869.87	\$ 113.02	\$ 117.88	\$ 2,705.35
2038	\$ 307.97	\$ 220.70	\$ 20.10	\$ 34.71	\$ 1,056.67	\$ 835.41	\$ 107.92	\$ 120.23	\$ 2,703.71
2039	\$ 324.18	\$ 204.15	\$ 18.56	\$ 35.41	\$ 1,098.46	\$ 799.75	\$ 102.63	\$ 122.64	\$ 2,705.77
2040	\$ 345.79	\$ 186.32	\$ 16.94	\$ 36.12	\$ 1,134.27	\$ 762.68	\$ 97.14	\$ 125.09	\$ 2,704.35
2041	\$ 367.40	\$ 167.30	\$ 15.21	\$ 36.84	\$ 1,176.06	\$ 724.40	\$ 91.47	\$ 127.59	\$ 2,706.27
2042	\$ 389.01	\$ 147.10	\$ 13.37	\$ 37.57	\$ 1,217.85	\$ 684.70	\$ 85.59	\$ 130.14	\$ 2,705.34
2043	\$ 410.63	\$ 125.70	\$ 11.43	\$ 38.33	\$ 1,271.58	\$ 635.99	\$ 79.50	\$ 132.75	\$ 2,705.90
2044	\$ 432.24	\$ 103.12	\$ 9.37	\$ 39.09	\$ 1,329.29	\$ 585.13	\$ 73.14	\$ 135.40	\$ 2,706.78
2045	\$ 453.85	\$ 79.34	\$ 7.21	\$ 39.87	\$ 1,385.01	\$ 531.95	\$ 66.49	\$ 138.11	\$ 2,701.85
2046	\$ 480.86	\$ 54.38	\$ 4.94	\$ 40.67	\$ 1,444.71	\$ 476.55	\$ 59.57	\$ 140.87	\$ 2,702.56
2047	\$ 507.88	\$ 27.93	\$ 2.54	\$ 41.49	\$ 1,508.39	\$ 418.77	\$ 52.35	\$ 143.69	\$ 2,703.02
2048	\$ -	\$ -	\$ -	\$ -	\$ 2,101.39	\$ 358.43	\$ 44.80	\$ 146.56	\$ 2,651.19
2049	\$ -	\$ -	\$ -	\$ -	\$ 2,190.94	\$ 274.38	\$ 34.30	\$ 149.49	\$ 2,649.11
2050	\$ -	\$ -	\$ -	\$ -	\$ 2,284.47	\$ 186.74	\$ 23.34	\$ 152.48	\$ 2,647.03
2051	\$ -	\$ -	\$ -	\$ -	\$ 2,383.97	\$ 95.36	\$ 11.92	\$ 155.53	\$ 2,646.78
Total	\$ 6,526.79	\$ 4,620.26	\$ 422.49	\$ 727.62	\$ 31,059.22	\$ 18,542.80	\$ 2,417.60	\$ 3,082.30	\$ 67,399.06

Notes:

[a] Interest rate on Improvement Area #2 Bonds is 2.500% for bonds maturing 2026, 3.000% for bonds maturing 2031, 3.375% for bonds maturing 2041, and 3.550% for bonds maturing 2051.

[b] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

[c] 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-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: \$128,134.11**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

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

Annual Installment Due 1/31	Major Improvement Area Bond				Improvement Area #2 Bond			Administrative Expenses	Annual Installment ^[c]
	Principal	Interest ^[b]	Additional Interest	Administrative Expenses	Principal	Interest ^[a]	Additional Interest		
2027	\$ 589.41	\$ 1,207.22	\$ 111.25	\$ 121.73	\$ 2,476.14	\$ 3,888.77	\$ 529.42	\$ 278.52	\$ 9,202.46
2028	\$ 626.25	\$ 1,177.75	\$ 108.30	\$ 97.08	\$ 2,550.76	\$ 3,814.48	\$ 517.04	\$ 336.25	\$ 9,227.91
2029	\$ 644.67	\$ 1,146.43	\$ 105.17	\$ 99.02	\$ 2,645.74	\$ 3,737.96	\$ 504.28	\$ 342.97	\$ 9,226.25
2030	\$ 681.51	\$ 1,111.78	\$ 101.95	\$ 101.00	\$ 2,733.93	\$ 3,658.59	\$ 491.06	\$ 349.83	\$ 9,229.65
2031	\$ 736.77	\$ 1,075.15	\$ 98.54	\$ 103.02	\$ 2,801.77	\$ 3,576.57	\$ 477.39	\$ 356.83	\$ 9,226.04
2032	\$ 773.61	\$ 1,035.55	\$ 94.86	\$ 105.08	\$ 2,896.74	\$ 3,492.52	\$ 463.38	\$ 363.97	\$ 9,225.70
2033	\$ 810.45	\$ 993.97	\$ 90.99	\$ 107.18	\$ 3,018.85	\$ 3,394.75	\$ 448.89	\$ 371.25	\$ 9,236.33
2034	\$ 865.70	\$ 950.41	\$ 86.94	\$ 109.33	\$ 3,113.83	\$ 3,292.86	\$ 433.80	\$ 378.67	\$ 9,231.54
2035	\$ 884.12	\$ 903.88	\$ 82.61	\$ 111.51	\$ 3,235.94	\$ 3,187.77	\$ 418.23	\$ 386.24	\$ 9,210.31
2036	\$ 939.38	\$ 856.36	\$ 78.19	\$ 113.74	\$ 3,351.27	\$ 3,078.56	\$ 402.05	\$ 393.97	\$ 9,213.51
2037	\$ 994.64	\$ 805.86	\$ 73.49	\$ 116.02	\$ 3,480.16	\$ 2,965.45	\$ 385.29	\$ 401.85	\$ 9,222.77
2038	\$ 1,049.89	\$ 752.40	\$ 68.52	\$ 118.34	\$ 3,602.27	\$ 2,848.00	\$ 367.89	\$ 409.89	\$ 9,217.20
2039	\$ 1,105.15	\$ 695.97	\$ 63.27	\$ 120.71	\$ 3,744.73	\$ 2,726.42	\$ 349.88	\$ 418.08	\$ 9,224.22
2040	\$ 1,178.83	\$ 635.19	\$ 57.74	\$ 123.12	\$ 3,866.84	\$ 2,600.04	\$ 331.16	\$ 426.45	\$ 9,219.37
2041	\$ 1,252.51	\$ 570.35	\$ 51.85	\$ 125.58	\$ 4,009.31	\$ 2,469.53	\$ 311.82	\$ 434.97	\$ 9,225.93
2042	\$ 1,326.18	\$ 501.46	\$ 45.59	\$ 128.09	\$ 4,151.77	\$ 2,334.22	\$ 291.78	\$ 443.67	\$ 9,222.77
2043	\$ 1,399.86	\$ 428.52	\$ 38.96	\$ 130.66	\$ 4,334.94	\$ 2,168.15	\$ 271.02	\$ 452.55	\$ 9,224.64
2044	\$ 1,473.54	\$ 351.53	\$ 31.96	\$ 133.27	\$ 4,531.67	\$ 1,994.75	\$ 249.34	\$ 461.60	\$ 9,227.66
2045	\$ 1,547.21	\$ 270.49	\$ 24.59	\$ 135.93	\$ 4,721.62	\$ 1,813.48	\$ 226.69	\$ 470.83	\$ 9,210.84
2046	\$ 1,639.31	\$ 185.39	\$ 16.85	\$ 138.65	\$ 4,925.14	\$ 1,624.62	\$ 203.08	\$ 480.25	\$ 9,213.29
2047	\$ 1,731.41	\$ 95.23	\$ 8.66	\$ 141.43	\$ 5,142.23	\$ 1,427.61	\$ 178.45	\$ 489.85	\$ 9,214.86
2048	\$ -	\$ -	\$ -	\$ -	\$ 7,163.84	\$ 1,221.92	\$ 152.74	\$ 499.65	\$ 9,038.15
2049	\$ -	\$ -	\$ -	\$ -	\$ 7,469.12	\$ 935.37	\$ 116.92	\$ 509.64	\$ 9,031.05
2050	\$ -	\$ -	\$ -	\$ -	\$ 7,787.96	\$ 636.60	\$ 79.58	\$ 519.83	\$ 9,023.98
2051	\$ -	\$ -	\$ -	\$ -	\$ 8,127.16	\$ 325.09	\$ 40.64	\$ 530.23	\$ 9,023.11
Total	\$ 22,250.40	\$ 15,750.89	\$ 1,440.29	\$ 2,480.51	\$ 105,883.71	\$ 63,214.08	\$ 8,241.81	\$ 10,507.85	\$ 229,769.53

Notes:

[a] Interest rate on Improvement Area #2 Bonds is 2.500% for bonds maturing 2026, 3.000% for bonds maturing 2031, 3.375% for bonds maturing 2041, and 3.550% for bonds maturing 2051.

[b] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

[c] 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 #3 LOT TYPE 9 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 9 PRINCIPAL ASSESSMENT: \$42,218.45

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County 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 #3 LOT TYPE 9

Annual Installment Due 1/31	Major Improvement Area Bond				Improvement Area #3 Bond			Administrative Expenses	Annual Installment ^[b]
	Principal	Interest	Additional Interest	Administrative Expenses	Principal	Interest ^[a]	Additional Interest		
2027	\$ 134.63	\$ 275.75	\$ 25.41	\$ 27.81	\$ 502.96	\$ 2,182.80	\$ 185.68	\$ 142.40	\$ 3,477.44
2028	\$ 143.05	\$ 269.02	\$ 24.74	\$ 22.17	\$ 520.71	\$ 2,161.43	\$ 183.17	\$ 191.93	\$ 3,516.21
2029	\$ 147.25	\$ 261.86	\$ 24.02	\$ 22.62	\$ 544.38	\$ 2,139.30	\$ 180.56	\$ 195.77	\$ 3,515.77
2030	\$ 155.67	\$ 253.95	\$ 23.29	\$ 23.07	\$ 568.05	\$ 2,116.16	\$ 177.84	\$ 199.69	\$ 3,517.71
2031	\$ 168.29	\$ 245.58	\$ 22.51	\$ 23.53	\$ 585.80	\$ 2,092.02	\$ 175.00	\$ 203.68	\$ 3,516.41
2032	\$ 176.70	\$ 236.54	\$ 21.67	\$ 24.00	\$ 609.47	\$ 2,067.12	\$ 172.07	\$ 207.76	\$ 3,515.33
2033	\$ 185.12	\$ 227.04	\$ 20.78	\$ 24.48	\$ 633.14	\$ 2,041.22	\$ 169.02	\$ 211.91	\$ 3,512.72
2034	\$ 197.74	\$ 217.09	\$ 19.86	\$ 24.97	\$ 668.64	\$ 2,004.02	\$ 165.86	\$ 216.15	\$ 3,514.33
2035	\$ 201.95	\$ 206.46	\$ 18.87	\$ 25.47	\$ 710.06	\$ 1,964.74	\$ 162.51	\$ 220.47	\$ 3,510.54
2036	\$ 214.57	\$ 195.61	\$ 17.86	\$ 25.98	\$ 751.48	\$ 1,923.03	\$ 158.96	\$ 224.88	\$ 3,512.37
2037	\$ 227.19	\$ 184.07	\$ 16.79	\$ 26.50	\$ 792.90	\$ 1,878.88	\$ 155.21	\$ 229.38	\$ 3,510.91
2038	\$ 239.81	\$ 171.86	\$ 15.65	\$ 27.03	\$ 834.32	\$ 1,832.29	\$ 151.24	\$ 233.97	\$ 3,506.18
2039	\$ 252.43	\$ 158.97	\$ 14.45	\$ 27.57	\$ 881.66	\$ 1,783.28	\$ 147.07	\$ 238.65	\$ 3,504.08
2040	\$ 269.26	\$ 145.09	\$ 13.19	\$ 28.12	\$ 928.99	\$ 1,731.48	\$ 142.66	\$ 243.42	\$ 3,502.22
2041	\$ 286.09	\$ 130.28	\$ 11.84	\$ 28.69	\$ 982.25	\$ 1,676.90	\$ 138.02	\$ 248.29	\$ 3,502.35
2042	\$ 302.92	\$ 114.54	\$ 10.41	\$ 29.26	\$ 1,041.42	\$ 1,619.19	\$ 133.11	\$ 253.25	\$ 3,504.11
2043	\$ 319.75	\$ 97.88	\$ 8.90	\$ 29.84	\$ 1,100.59	\$ 1,558.01	\$ 127.90	\$ 258.32	\$ 3,501.20
2044	\$ 336.58	\$ 80.30	\$ 7.30	\$ 30.44	\$ 1,165.68	\$ 1,493.35	\$ 122.40	\$ 263.49	\$ 3,499.53
2045	\$ 353.41	\$ 61.78	\$ 5.62	\$ 31.05	\$ 1,236.69	\$ 1,424.87	\$ 116.57	\$ 268.76	\$ 3,498.74
2046	\$ 374.45	\$ 42.35	\$ 3.85	\$ 31.67	\$ 1,307.69	\$ 1,352.21	\$ 110.38	\$ 274.13	\$ 3,496.73
2047	\$ 395.48	\$ 21.75	\$ 1.98	\$ 32.30	\$ 1,384.62	\$ 1,272.12	\$ 103.85	\$ 279.61	\$ 3,491.70
2048	\$ -	\$ -	\$ -	\$ -	\$ 1,940.83	\$ 1,187.31	\$ 96.92	\$ 285.21	\$ 3,510.26
2049	\$ -	\$ -	\$ -	\$ -	\$ 2,059.17	\$ 1,068.43	\$ 87.22	\$ 290.91	\$ 3,505.73
2050	\$ -	\$ -	\$ -	\$ -	\$ 2,189.35	\$ 942.31	\$ 76.92	\$ 296.73	\$ 3,505.31
2051	\$ -	\$ -	\$ -	\$ -	\$ 2,325.44	\$ 808.21	\$ 65.98	\$ 302.66	\$ 3,502.29
2052	\$ -	\$ -	\$ -	\$ -	\$ 2,473.37	\$ 665.78	\$ 54.35	\$ 308.72	\$ 3,502.21
2053	\$ -	\$ -	\$ -	\$ -	\$ 2,627.22	\$ 514.28	\$ 41.98	\$ 314.89	\$ 3,498.37
2054	\$ -	\$ -	\$ -	\$ -	\$ 2,798.82	\$ 353.37	\$ 28.85	\$ 321.19	\$ 3,502.22
2055	\$ -	\$ -	\$ -	\$ -	\$ 2,970.41	\$ 181.94	\$ 14.85	\$ 327.61	\$ 3,494.82
Total	\$ 5,082.36	\$ 3,597.76	\$ 328.99	\$ 566.59	\$ 37,136.09	\$ 44,036.04	\$ 3,646.15	\$ 7,253.81	\$ 101,647.79

Notes:

[a] Interest rate on Improvement Area #3 Bonds is 4.25% for bonds maturing 2032, 5.875% for bonds maturing 2045, and 6.125% for bonds maturing 2055.

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

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #3
REMAINDER PARCEL 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 #3 REMAINDER PARCEL PRINCIPAL ASSESSMENT:
\$5,108,432.72**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County 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 #3 REMAINDER PARCEL

Annual Installment Due 1/31	Major Improvement Area Bond				Improvement Area #3 Bond				Administrative Expenses	Annual Installment ^[b]
	Principal	Interest	Additional Interest	Administrative Expenses	Principal	Interest ^[a]	Additional Interest			
2027	\$ 16,290.47	\$ 33,365.56	\$ 3,074.83	\$ 3,364.43	\$ 60,857.99	\$ 264,119.20	\$ 22,467.34		\$ 17,230.09	\$ 420,769.90
2028	\$ 17,308.62	\$ 32,551.03	\$ 2,993.37	\$ 2,683.12	\$ 63,005.92	\$ 261,532.74	\$ 22,163.05		\$ 23,224.11	\$ 425,461.96
2029	\$ 17,817.70	\$ 31,685.60	\$ 2,906.83	\$ 2,736.78	\$ 65,869.82	\$ 258,854.98	\$ 21,848.02		\$ 23,688.59	\$ 425,408.34
2030	\$ 18,835.86	\$ 30,727.90	\$ 2,817.74	\$ 2,791.52	\$ 68,733.73	\$ 256,055.52	\$ 21,518.67		\$ 24,162.36	\$ 425,643.29
2031	\$ 20,363.09	\$ 29,715.47	\$ 2,723.56	\$ 2,847.35	\$ 70,881.66	\$ 253,134.33	\$ 21,175.00		\$ 24,645.61	\$ 425,486.07
2032	\$ 21,381.24	\$ 28,620.96	\$ 2,621.75	\$ 2,904.30	\$ 73,745.56	\$ 250,121.86	\$ 20,820.59		\$ 25,138.52	\$ 425,354.78
2033	\$ 22,399.40	\$ 27,471.72	\$ 2,514.84	\$ 2,962.38	\$ 76,609.47	\$ 246,987.68	\$ 20,451.86		\$ 25,641.30	\$ 425,038.64
2034	\$ 23,926.63	\$ 26,267.75	\$ 2,402.84	\$ 3,021.63	\$ 80,905.33	\$ 242,486.86	\$ 20,068.82		\$ 26,154.12	\$ 425,233.98
2035	\$ 24,435.71	\$ 24,981.69	\$ 2,283.21	\$ 3,082.06	\$ 85,917.16	\$ 237,733.68	\$ 19,664.29		\$ 26,677.21	\$ 424,775.01
2036	\$ 25,962.94	\$ 23,668.27	\$ 2,161.03	\$ 3,143.70	\$ 90,928.99	\$ 232,686.05	\$ 19,234.70		\$ 27,210.75	\$ 424,996.45
2037	\$ 27,490.17	\$ 22,272.77	\$ 2,031.22	\$ 3,206.58	\$ 95,940.83	\$ 227,343.96	\$ 18,780.06		\$ 27,754.97	\$ 424,820.55
2038	\$ 29,017.40	\$ 20,795.17	\$ 1,893.77	\$ 3,270.71	\$ 100,952.66	\$ 221,707.44	\$ 18,300.36		\$ 28,310.06	\$ 424,247.57
2039	\$ 30,544.63	\$ 19,235.48	\$ 1,748.68	\$ 3,336.12	\$ 106,680.47	\$ 215,776.48	\$ 17,795.59		\$ 28,876.26	\$ 423,993.72
2040	\$ 32,580.94	\$ 17,555.53	\$ 1,595.96	\$ 3,402.84	\$ 112,408.28	\$ 209,508.99	\$ 17,262.19		\$ 29,453.79	\$ 423,768.53
2041	\$ 34,617.25	\$ 15,763.58	\$ 1,433.05	\$ 3,470.90	\$ 118,852.07	\$ 202,905.01	\$ 16,700.15		\$ 30,042.87	\$ 423,784.88
2042	\$ 36,653.56	\$ 13,859.63	\$ 1,259.97	\$ 3,540.32	\$ 126,011.83	\$ 195,922.46	\$ 16,105.89		\$ 30,643.72	\$ 423,997.37
2043	\$ 38,689.87	\$ 11,843.68	\$ 1,076.70	\$ 3,611.12	\$ 133,171.60	\$ 188,519.26	\$ 15,475.83		\$ 31,256.60	\$ 423,644.66
2044	\$ 40,726.18	\$ 9,715.74	\$ 883.25	\$ 3,683.35	\$ 141,047.34	\$ 180,695.43	\$ 14,809.97		\$ 31,881.73	\$ 423,442.98
2045	\$ 42,762.49	\$ 7,475.80	\$ 679.62	\$ 3,757.02	\$ 149,639.05	\$ 172,408.89	\$ 14,104.73		\$ 32,519.37	\$ 423,346.96
2046	\$ 45,307.87	\$ 5,123.86	\$ 465.81	\$ 3,832.16	\$ 158,230.77	\$ 163,617.60	\$ 13,356.54		\$ 33,169.75	\$ 423,104.36
2047	\$ 47,853.26	\$ 2,631.93	\$ 239.27	\$ 3,908.80	\$ 167,538.46	\$ 153,925.96	\$ 12,565.38		\$ 33,833.15	\$ 422,496.21
2048	\$ -	\$ -	\$ -	\$ -	\$ 234,840.24	\$ 143,664.23	\$ 11,727.69		\$ 34,509.81	\$ 424,741.97
2049	\$ -	\$ -	\$ -	\$ -	\$ 249,159.76	\$ 129,280.27	\$ 10,553.49		\$ 35,200.00	\$ 424,193.52
2050	\$ -	\$ -	\$ -	\$ -	\$ 264,911.24	\$ 114,019.23	\$ 9,307.69		\$ 35,904.00	\$ 424,142.17
2051	\$ -	\$ -	\$ -	\$ -	\$ 281,378.70	\$ 97,793.42	\$ 7,983.14		\$ 36,622.08	\$ 423,777.33
2052	\$ -	\$ -	\$ -	\$ -	\$ 299,278.11	\$ 80,558.98	\$ 6,576.24		\$ 37,354.53	\$ 423,767.85
2053	\$ -	\$ -	\$ -	\$ -	\$ 317,893.49	\$ 62,228.20	\$ 5,079.85		\$ 38,101.62	\$ 423,303.16
2054	\$ -	\$ -	\$ -	\$ -	\$ 338,656.80	\$ 42,757.22	\$ 3,490.38		\$ 38,863.65	\$ 423,768.06
2055	\$ -	\$ -	\$ -	\$ -	\$ 359,420.12	\$ 22,014.48	\$ 1,797.10		\$ 39,640.92	\$ 422,872.63
Total	\$ 614,965.26	\$ 435,329.10	\$ 39,807.29	\$ 68,557.18	\$ 4,493,467.46	\$ 5,328,360.42	\$ 441,184.62		\$ 877,711.55	\$ 12,299,382.89

Notes:

[a] Interest rate on Improvement Area #3 Bonds is 4.25% for bonds maturing 2032, 5.875% for bonds maturing 2045, and 6.125% for bonds maturing 2055.

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

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #4
LOT TYPE 10 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4 LOT TYPE 10 PRINCIPAL ASSESSMENT: \$5,082.36

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 LOT TYPE 10

Annual Installment Due 1/31	Major Improvement Area Bond				Annual Installment ^[b]
	Principal	Interest ^[a]	Additional Interest	Administrative Expenses	
2027	\$ 134.63	\$ 275.75	\$ 25.41	\$ 27.81	\$ 463.60
2028	\$ 143.05	\$ 269.02	\$ 24.74	\$ 22.17	\$ 458.98
2029	\$ 147.25	\$ 261.86	\$ 24.02	\$ 22.62	\$ 455.76
2030	\$ 155.67	\$ 253.95	\$ 23.29	\$ 23.07	\$ 455.98
2031	\$ 168.29	\$ 245.58	\$ 22.51	\$ 23.53	\$ 459.91
2032	\$ 176.70	\$ 236.54	\$ 21.67	\$ 24.00	\$ 458.91
2033	\$ 185.12	\$ 227.04	\$ 20.78	\$ 24.48	\$ 457.42
2034	\$ 197.74	\$ 217.09	\$ 19.86	\$ 24.97	\$ 459.66
2035	\$ 201.95	\$ 206.46	\$ 18.87	\$ 25.47	\$ 452.75
2036	\$ 214.57	\$ 195.61	\$ 17.86	\$ 25.98	\$ 454.02
2037	\$ 227.19	\$ 184.07	\$ 16.79	\$ 26.50	\$ 454.55
2038	\$ 239.81	\$ 171.86	\$ 15.65	\$ 27.03	\$ 454.36
2039	\$ 252.43	\$ 158.97	\$ 14.45	\$ 27.57	\$ 453.43
2040	\$ 269.26	\$ 145.09	\$ 13.19	\$ 28.12	\$ 455.66
2041	\$ 286.09	\$ 130.28	\$ 11.84	\$ 28.69	\$ 456.90
2042	\$ 302.92	\$ 114.54	\$ 10.41	\$ 29.26	\$ 457.14
2043	\$ 319.75	\$ 97.88	\$ 8.90	\$ 29.84	\$ 456.37
2044	\$ 336.58	\$ 80.30	\$ 7.30	\$ 30.44	\$ 454.62
2045	\$ 353.41	\$ 61.78	\$ 5.62	\$ 31.05	\$ 451.86
2046	\$ 374.45	\$ 42.35	\$ 3.85	\$ 31.67	\$ 452.31
2047	\$ 395.48	\$ 21.75	\$ 1.98	\$ 32.30	\$ 451.51
Total	\$ 5,082.36	\$ 3,597.76	\$ 328.99	\$ 566.59	\$ 9,575.69

Notes:

[a] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

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

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #4
REMAINDER PARCEL 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 #4 REMAINDER PARCEL PRINCIPAL ASSESSMENT:
\$25,411.79**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 REMAINDER PARCEL

Annual Installment Due 1/31	Major Improvement Area Bond				Annual Installment ^[b]
	Principal	Interest ^[a]	Additional Interest	Administrative Expenses	
2027	\$ 673.16	\$ 1,378.74	\$ 127.06	\$ 139.03	\$ 2,317.99
2028	\$ 715.23	\$ 1,345.08	\$ 123.69	\$ 110.87	\$ 2,294.88
2029	\$ 736.27	\$ 1,309.32	\$ 120.12	\$ 113.09	\$ 2,278.80
2030	\$ 778.34	\$ 1,269.75	\$ 116.44	\$ 115.35	\$ 2,279.88
2031	\$ 841.45	\$ 1,227.91	\$ 112.54	\$ 117.66	\$ 2,299.57
2032	\$ 883.52	\$ 1,182.68	\$ 108.34	\$ 120.01	\$ 2,294.56
2033	\$ 925.59	\$ 1,135.19	\$ 103.92	\$ 122.41	\$ 2,287.12
2034	\$ 988.70	\$ 1,085.44	\$ 99.29	\$ 124.86	\$ 2,298.30
2035	\$ 1,009.74	\$ 1,032.30	\$ 94.35	\$ 127.36	\$ 2,263.75
2036	\$ 1,072.85	\$ 978.03	\$ 89.30	\$ 129.91	\$ 2,270.08
2037	\$ 1,135.96	\$ 920.36	\$ 83.93	\$ 132.50	\$ 2,272.76
2038	\$ 1,199.07	\$ 859.30	\$ 78.25	\$ 135.15	\$ 2,271.78
2039	\$ 1,262.17	\$ 794.85	\$ 72.26	\$ 137.86	\$ 2,267.15
2040	\$ 1,346.32	\$ 725.44	\$ 65.95	\$ 140.61	\$ 2,278.32
2041	\$ 1,430.46	\$ 651.39	\$ 59.22	\$ 143.43	\$ 2,284.49
2042	\$ 1,514.61	\$ 572.71	\$ 52.06	\$ 146.29	\$ 2,285.68
2043	\$ 1,598.75	\$ 489.41	\$ 44.49	\$ 149.22	\$ 2,281.87
2044	\$ 1,682.90	\$ 401.48	\$ 36.50	\$ 152.20	\$ 2,273.08
2045	\$ 1,767.04	\$ 308.92	\$ 28.08	\$ 155.25	\$ 2,259.29
2046	\$ 1,872.23	\$ 211.73	\$ 19.25	\$ 158.35	\$ 2,261.56
2047	\$ 1,977.41	\$ 108.76	\$ 9.89	\$ 161.52	\$ 2,257.57
Total	\$ 25,411.79	\$ 17,988.81	\$ 1,644.93	\$ 2,832.94	\$ 47,878.46

Notes:

[a] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

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

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 1 MAJOR IMPROVEMENT AREA REMAINDER PARCEL 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

**MAJOR IMPROVEMENT AREA REMAINDER PARCEL PRINCIPAL ASSESSMENT:
\$955,483.22**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *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 the City. The exact amount of each annual installment will be approved each year by the City of Justin, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County 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 - MAJOR IMPROVEMENT AREA REMAINDER PARCEL

Annual Installment Due 1/31	Major Improvement Area Bond				Annual Installment ^[b]
	Principal	Interest ^[a]	Additional Interest	Administrative Expenses	
2027	\$ 25,310.81	\$ 51,840.70	\$ 4,777.42	\$ 5,227.38	\$ 87,156.31
2028	\$ 26,892.74	\$ 50,575.16	\$ 4,650.86	\$ 4,168.82	\$ 86,287.58
2029	\$ 27,683.70	\$ 49,230.52	\$ 4,516.40	\$ 4,252.19	\$ 85,682.82
2030	\$ 29,265.63	\$ 47,742.52	\$ 4,377.98	\$ 4,337.24	\$ 85,723.37
2031	\$ 31,638.52	\$ 46,169.50	\$ 4,231.65	\$ 4,423.98	\$ 86,463.65
2032	\$ 33,220.44	\$ 44,468.92	\$ 4,073.46	\$ 4,512.46	\$ 86,275.28
2033	\$ 34,802.37	\$ 42,683.33	\$ 3,907.36	\$ 4,602.71	\$ 85,995.76
2034	\$ 37,175.26	\$ 40,812.70	\$ 3,733.35	\$ 4,694.76	\$ 86,416.06
2035	\$ 37,966.22	\$ 38,814.53	\$ 3,547.47	\$ 4,788.66	\$ 85,116.88
2036	\$ 40,339.11	\$ 36,773.84	\$ 3,357.64	\$ 4,884.43	\$ 85,355.02
2037	\$ 42,712.00	\$ 34,605.62	\$ 3,155.94	\$ 4,982.12	\$ 85,455.68
2038	\$ 45,084.89	\$ 32,309.85	\$ 2,942.38	\$ 5,081.76	\$ 85,418.88
2039	\$ 47,457.78	\$ 29,886.53	\$ 2,716.96	\$ 5,183.40	\$ 85,244.66
2040	\$ 50,621.63	\$ 27,276.36	\$ 2,479.67	\$ 5,287.06	\$ 85,664.72
2041	\$ 53,785.48	\$ 24,492.17	\$ 2,226.56	\$ 5,392.80	\$ 85,897.01
2042	\$ 56,949.33	\$ 21,533.97	\$ 1,957.63	\$ 5,500.66	\$ 85,941.59
2043	\$ 60,113.18	\$ 18,401.75	\$ 1,672.89	\$ 5,610.67	\$ 85,798.50
2044	\$ 63,277.03	\$ 15,095.53	\$ 1,372.32	\$ 5,722.89	\$ 85,467.77
2045	\$ 66,440.89	\$ 11,615.29	\$ 1,055.94	\$ 5,837.35	\$ 84,949.46
2046	\$ 70,395.70	\$ 7,961.04	\$ 723.73	\$ 5,954.09	\$ 85,034.57
2047	\$ 74,350.52	\$ 4,089.28	\$ 371.75	\$ 6,073.17	\$ 84,884.72
Total	\$ 955,483.22	\$ 676,379.10	\$ 61,849.35	\$ 106,518.60	\$ 1,800,230.27

Notes:

[a] Interest rate on Major Improvement Area Bonds is 4.500% for bonds maturing 2023, 5.000% for bonds maturing 2028, 5.375% for bonds maturing 2038 and 5.500% for bonds maturing 2047.

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

**CITY OF JUSTIN, TEXAS
ORDINANCE NO. 864-26**

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE TO THE 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING THE UPDATED IMPROVEMENT AREA #1, IMPROVEMENT AREA #2-A, IMPROVEMENT AREA #2-B, IMPROVEMENT AREA #3, AND THE MAJOR IMPROVEMENT AREA ASSESSMENT ROLLS 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 of the City (the "City Council") passed and adopted Resolution No. 513-17 which authorized the creation of 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) for the District, and adopting updated Assessment Rolls (as defined in the hereinafter defined Service and Assessment Plan) for the District; and

WHEREAS, on August 28, 2025, the City Council approved Ordinance No. 819-25, approving the Timberbrook Public Improvement District No. 1 2025 Amended and Restated Service and Assessment Plan (the "Service and Assessment Plan") for the District, which amended and restated the 2021 Amended and Restated Service and Assessment Plan (August Update) in its entirety, and adopting updated Assessment Rolls for the District; and

WHEREAS, the Service and Assessment Plan and the Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act

(each an “Annual Service Plan Update”); and

WHEREAS, the City Council has received the "Timberbrook Public Improvement District No. 1 2026 Annual Service Plan Update" (the "2026 Annual Service Plan Update") which includes the updated Assessment Rolls, and acts as the Annual Service Plan Update to the Service and Assessment Plan for 2026, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2026 Annual Service Plan Update and updated Assessment Rolls for the District as required by the Act.

NOW, THEREFORE, BE IT ORDAINED 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 2026 Annual Service Plan Update and the updated Assessment Rolls, 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 2026 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 2026 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. Posting on City Website. The City Secretary is directed to post a copy of the 2026 Annual Service Plan Update, including a copy of the notice form required by Section

5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts this Ordinance. The City Secretary is further directed to similarly post each future Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 7. Submission to Appraisal District. The City Secretary is directed to cause a copy of each of the Assessment Rolls, in the format required by Section 372.017(e) of the PID Act, to be submitted to the Denton Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance.

Section 8. Effective Date. This Ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

(Signature page follows.)

**PASSED AND APPROVED ON FIRST READING BY THE CITY COUNCIL OF
THE CITY OF JUSTIN, TEXAS, THIS 13th day of August, 2026.**

**PASSED AND APPROVED ON SECOND READING BY THE CITY COUNCIL OF
THE CITY OF JUSTIN, TEXAS, THIS 27th day of August, 2026.**

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

(City Seal)

STATE OF TEXAS

§

COUNTY OF DENTON

§

§

Before me, on this day personally appeared the foregoing individuals, known to me to be
the persons whose names were subscribed in my presence to the foregoing instrument.

Notary Public, State of Texas

(SEAL)

EXHIBIT A

2026 Annual Service Plan Update

[Remainder of page intentionally left blank.]



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider and take appropriate action regarding the first reading of Ordinance No. 865-26, an ordinance of the City Council of the City of Justin, Texas, approving the Timberbrook Public Improvement District No. 2 2026 Annual Service Plan Update to the 2025 Amended and Restated Service and Assessment Plan, including the updated Improvement Area #1 and Improvement Area #2 Assessment Rolls, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and providing an effective date.

Department: Administration

Contact: Abbey Reece

Recommendation:

Staff recommends adoption of Ordinance 864-26, 1st reading.

Background:

The Timberbrook Public Improvement District No. 2 Service and Assessment Plan is required to be reviewed and updated annually. The 2026 Annual Service Plan Update updates the District's Assessment Rolls and establishes the Annual Installments due January 31, 2027. The prior annual update was approved by the City Council on August 28, 2025. The City Council subsequently approved the amended and restated Service and Assessment Plan for Improvement Area #2 on October 9, 2025.

No anticipated impact to the City's General Fund. Debt service and administrative costs are funded through assessments levied on benefited property within the District.

City Attorney Review: Yes

Attachments:

1. 2026-07-27_JUS_Timberbrook_PID2_SAPU_2026_v2.0
2. 2026-07-28_JUS_Timberbrook PID No. 2 - Annual SAP Update Ordinance 2026_v 3.0



TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 27, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Timberbrook Public Improvement District No. 2 2025 Amended and Restated Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. 651-24 on February 8, 2024 by the governing body of the City (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On March 28, 2024, the Governing Body (A) approved the 2024 Service and Assessment Plan for the District by adopting Ordinance No. 773-24 which (1) approved the levy of certain Assessments for Assessed Property within Improvement Area #1; and (2) approved the Improvement Area #1 Assessment Roll, and (B) passed and approved Ordinance No. 774-24 which approved the issuance of the Improvement Area #1 Bonds.

On August 28, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 821-25 which updated the Improvement Area #1 Assessment Roll for 2025.

On October 9, 2025, the Governing Body (A) approved the SAP for the District by adopting Ordinance No. 824-25 which (1) approved the levy of certain Assessments for Assessed Property within Improvement Area #2; and (2) approved the Improvement Area #2 Assessment Roll, and (B) passed and approved Ordinance No. 825-25 which approved the issuance of the Improvement Area #2 Bonds.

The 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 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on each Parcel of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Timberbrook, Phase 7 was filed and recorded with the County as document number 2024-233 on July 1, 2024.
- The final replat of Timberbrook, Phase 7 Replat was filed and recorded with the County as document number 2025-222 on June 5, 2025.

Improvement Area #2

There have not been any recorded plats withing Improvement Area #2.

LOT AND HOME SALES

Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the PID Bonds.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, may be available through continuing disclosure filings accessible via EMMA by searching for such PID Bonds.. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$5,319,000.00.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$6,770,000.00.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the PID Bonds.

ANNUAL INSTALLMENT DUE 1/31/2027

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund related to the Improvement Area #1 Bonds. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below.

Improvement Area #1	
Due January 31, 2027	
Principal	\$ 96,000.00
Interest	293,947.50
	\$ 389,947.50
Additional Interest	\$ 26,595.00
Annual Collection Costs	\$ 37,904.47
Total Annual Installment	
	\$ 454,446.97

- **Annual Collection Costs** – The cost of administering the District 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 Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is shown below.

Improvement Area #1	
Annual Collection Costs Breakdown	
P3Works Administration	\$ 20,940.84
City Auditor	444.26
Filing Fees	444.26
County Collection	444.26
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
P3Works Dev/Issuer CDA Review	4,025.00
Bond Counsel Ann. Fee	1,332.79
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	(9,226.94)
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	\$ 37,904.47

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund related to the Improvement Area #2 Bonds. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #2 Annual Installment as shown below.

Improvement Area #2	
Due January 31, 2027	
Principal	\$ 106,000.00
Interest	385,498.76
	\$ 491,498.76
Additional Interest	\$ 33,850.00
Annual Collection Costs	\$ 57,331.02
Total Annual Installment	\$ 582,679.78

- **Annual Collection Costs** – The cost of administering the District 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 Annual Collection Costs budgeted for the Annual Installment for Improvement Area #2 is shown below.

Improvement Area #2	
Annual Collection Costs Breakdown	
P3Works Administration	\$ 26,195.40
City Auditor	555.74
Filing Fees	555.74
County Collection	555.74
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
Draw Request Review	11,500.00
P3Works Dev/Issuer CDA Review	4,025.00
Bond Counsel Ann. Fee	1,667.21
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	(7,223.81)
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	\$ 57,331.02

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID 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, and is included below:

		Improvement Area #1				
Annual Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 96,000.00	\$ 100,000.00	\$ 105,000.00	\$ 109,000.00	\$ 114,000.00
Interest		293,947.50	289,627.50	285,127.50	280,402.50	275,497.50
	(1)	\$ 389,947.50	\$ 389,627.50	\$ 390,127.50	\$ 389,402.50	\$ 389,497.50
Additional Interest	(2)	\$ 26,595.00	\$ 26,115.00	\$ 25,615.00	\$ 25,090.00	\$ 24,545.00
Annual Collection Costs	(3)	\$ 37,904.47	\$ 34,984.59	\$ 35,684.28	\$ 36,397.97	\$ 37,125.93
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 454,446.97	\$ 450,727.09	\$ 451,426.78	\$ 450,890.47	\$ 451,168.43

		Improvement Area #2				
Annual Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 106,000.00	\$ 110,000.00	\$ 115,000.00	\$ 120,000.00	\$ 126,000.00
Interest		385,498.76	380,596.26	375,508.76	370,190.00	364,640.00
	(1)	\$ 491,498.76	\$ 490,596.26	\$ 490,508.76	\$ 490,190.00	\$ 490,640.00
Additional Interest	(2)	\$ 33,850.00	\$ 33,320.00	\$ 32,770.00	\$ 32,195.00	\$ 31,595.00
Annual Collection Costs	(3)	\$ 57,331.02	\$ 52,415.37	\$ 53,463.68	\$ 54,532.95	\$ 55,623.61
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 582,679.78	\$ 576,331.63	\$ 576,742.44	\$ 576,917.95	\$ 577,858.61

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A-1** and **Exhibit A-2**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective

action taken by the Governing Body shall be final and binding on the owner and the Administrator.

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EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a] , [b]	Lot Type	Outstanding Assessment ^[c]	Annual Installment Due 1/31/2027
1048798	Lot Type 2	\$39,351.42	\$3,362.12
1048799	Lot Type 2	\$39,351.42	\$3,362.12
1048800	Lot Type 2	\$39,351.42	\$3,362.12
1048801	Lot Type 2	\$39,351.42	\$3,362.12
1048802	Lot Type 2	\$39,351.42	\$3,362.12
1048803	Lot Type 2	\$39,351.42	\$3,362.12
1048804	Lot Type 2	\$39,351.42	\$3,362.12
1048805	Lot Type 2	\$39,351.42	\$3,362.12
1048806	Lot Type 2	\$39,351.42	\$3,362.12
1048807	Lot Type 2	\$39,351.42	\$3,362.12
1048808	Lot Type 2	\$39,351.42	\$3,362.12
1048809	Lot Type 2	\$39,351.42	\$3,362.12
1048810	Lot Type 2	\$39,351.42	\$3,362.12
1048811	Lot Type 2	\$39,351.42	\$3,362.12
1048812	Lot Type 2	\$39,351.42	\$3,362.12
1048813	Lot Type 2	\$39,351.42	\$3,362.12
1048814	Lot Type 2	\$39,351.42	\$3,362.12
1048815	Lot Type 2	\$39,351.42	\$3,362.12
1048895	Non-Benefited Property	\$0.00	\$0.00
1048816	Lot Type 2	\$39,351.42	\$3,362.12
1048817	Lot Type 2	\$39,351.42	\$3,362.12
1048818	Lot Type 2	\$39,351.42	\$3,362.12
1048819	Lot Type 2	\$39,351.42	\$3,362.12
1048820	Lot Type 2	\$39,351.42	\$3,362.12
1048821	Lot Type 2	\$39,351.42	\$3,362.12
1048822	Lot Type 2	\$39,351.42	\$3,362.12
1048823	Lot Type 2	\$39,351.42	\$3,362.12
1048824	Lot Type 2	\$39,351.42	\$3,362.12
1048825	Lot Type 2	\$39,351.42	\$3,362.12
1048826	Lot Type 2	\$39,351.42	\$3,362.12
1048827	Lot Type 2	\$39,351.42	\$3,362.12
1048828	Lot Type 2	\$39,351.42	\$3,362.12
1048829	Lot Type 2	\$39,351.42	\$3,362.12
1048830	Lot Type 2	\$39,351.42	\$3,362.12
1048831	Lot Type 2	\$39,351.42	\$3,362.12
1048719	Lot Type 1	\$32,792.85	\$2,801.77
1048720	Lot Type 1	\$32,792.85	\$2,801.77

Property ID ^[a] , [b]	Lot Type	Outstanding Assessment ^[c]	Annual Installment Due 1/31/2027
1048721	Lot Type 1	\$32,792.85	\$2,801.77
1048722	Lot Type 1	\$32,792.85	\$2,801.77
1048723	Lot Type 1	\$32,792.85	\$2,801.77
1048724	Lot Type 1	\$32,792.85	\$2,801.77
1048725	Lot Type 1	\$32,792.85	\$2,801.77
1048726	Lot Type 1	\$32,792.85	\$2,801.77
1048727	Lot Type 1	\$32,792.85	\$2,801.77
1048728	Lot Type 1	\$32,792.85	\$2,801.77
1048729	Lot Type 1	\$32,792.85	\$2,801.77
1048730	Lot Type 1	\$32,792.85	\$2,801.77
1048776	Lot Type 1	\$32,792.85	\$2,801.77
1048777	Lot Type 1	\$32,792.85	\$2,801.77
1048778	Lot Type 1	\$32,792.85	\$2,801.77
1048779	Lot Type 1	\$32,792.85	\$2,801.77
1048780	Lot Type 1	\$32,792.85	\$2,801.77
1048781	Lot Type 1	\$32,792.85	\$2,801.77
1048782	Lot Type 1	\$32,792.85	\$2,801.77
1048783	Lot Type 1	\$32,792.85	\$2,801.77
1048784	Lot Type 1	\$32,792.85	\$2,801.77
1048785	Lot Type 1	\$32,792.85	\$2,801.77
1048786	Lot Type 1	\$32,792.85	\$2,801.77
1048765	Lot Type 1	\$32,792.85	\$2,801.77
1048766	Lot Type 1	\$32,792.85	\$2,801.77
1048767	Lot Type 1	\$32,792.85	\$2,801.77
1048768	Lot Type 1	\$32,792.85	\$2,801.77
1048769	Lot Type 1	\$32,792.85	\$2,801.77
1048770	Lot Type 1	\$32,792.85	\$2,801.77
1048771	Lot Type 1	\$32,792.85	\$2,801.77
1048772	Lot Type 1	\$32,792.85	\$2,801.77
1048773	Lot Type 1	\$32,792.85	\$2,801.77
1048774	Lot Type 1	\$32,792.85	\$2,801.77
1048775	Lot Type 1	\$32,792.85	\$2,801.77
1048754	Lot Type 1	\$32,792.85	\$2,801.77
1048755	Lot Type 1	\$32,792.85	\$2,801.77
1048756	Lot Type 1	\$32,792.85	\$2,801.77
1048757	Lot Type 1	\$32,792.85	\$2,801.77
1048758	Lot Type 1	\$32,792.85	\$2,801.77
1048759	Lot Type 1	\$32,792.85	\$2,801.77
1048760	Lot Type 1	\$32,792.85	\$2,801.77
1048761	Lot Type 1	\$32,792.85	\$2,801.77

Property ID ^[a] , [b]	Lot Type	Outstanding Assessment ^[c]	Annual Installment Due 1/31/2027
1048762	Lot Type 1	\$32,792.85	\$2,801.77
1048763	Lot Type 1	\$32,792.85	\$2,801.77
1048764	Lot Type 1	\$32,792.85	\$2,801.77
1048743	Lot Type 1	\$32,792.85	\$2,801.77
1048744	Lot Type 1	\$32,792.85	\$2,801.77
1048745	Lot Type 1	\$32,792.85	\$2,801.77
1048746	Lot Type 1	\$32,792.85	\$2,801.77
1048747	Lot Type 1	\$32,792.85	\$2,801.77
1048748	Lot Type 1	\$32,792.85	\$2,801.77
1048749	Lot Type 1	\$32,792.85	\$2,801.77
1048750	Lot Type 1	\$32,792.85	\$2,801.77
1048751	Lot Type 1	\$32,792.85	\$2,801.77
1048752	Lot Type 1	\$32,792.85	\$2,801.77
1048753	Lot Type 1	\$32,792.85	\$2,801.77
1048731	Lot Type 1	\$32,792.85	\$2,801.77
1048732	Lot Type 1	\$32,792.85	\$2,801.77
1048733	Lot Type 1	\$32,792.85	\$2,801.77
1048734	Lot Type 1	\$32,792.85	\$2,801.77
1048735	Lot Type 1	\$32,792.85	\$2,801.77
1048736	Lot Type 1	\$32,792.85	\$2,801.77
1048737	Lot Type 1	\$32,792.85	\$2,801.77
1048738	Lot Type 1	\$32,792.85	\$2,801.77
1048739	Lot Type 1	\$32,792.85	\$2,801.77
1048740	Lot Type 1	\$32,792.85	\$2,801.77
1048741	Lot Type 1	\$32,792.85	\$2,801.77
1048742	Lot Type 1	\$32,792.85	\$2,801.77
1048840	Lot Type 1	\$32,792.85	\$2,801.77
1048841	Lot Type 1	\$32,792.85	\$2,801.77
1048842	Lot Type 1	\$32,792.85	\$2,801.77
1048843	Lot Type 1	\$32,792.85	\$2,801.77
1048844	Lot Type 1	\$32,792.85	\$2,801.77
1048845	Lot Type 1	\$32,792.85	\$2,801.77
1048846	Lot Type 1	\$32,792.85	\$2,801.77
1048832	Lot Type 1	\$32,792.85	\$2,801.77
1048833	Lot Type 1	\$32,792.85	\$2,801.77
1048834	Lot Type 1	\$32,792.85	\$2,801.77
1048835	Lot Type 1	\$32,792.85	\$2,801.77
1048836	Lot Type 1	\$32,792.85	\$2,801.77
1048837	Lot Type 1	\$32,792.85	\$2,801.77
1048838	Lot Type 1	\$32,792.85	\$2,801.77

Property ID ^[a] , [b]	Lot Type	Outstanding Assessment ^[c]	Annual Installment Due 1/31/2027
1048839	Lot Type 1	\$32,792.85	\$2,801.77
1048677	Lot Type 1	\$32,792.85	\$2,801.77
1048678	Lot Type 1	\$32,792.85	\$2,801.77
1048679	Lot Type 1	\$32,792.85	\$2,801.77
1048680	Lot Type 1	\$32,792.85	\$2,801.77
1048681	Lot Type 1	\$32,792.85	\$2,801.77
1048682	Lot Type 1	\$32,792.85	\$2,801.77
1048683	Lot Type 1	\$32,792.85	\$2,801.77
1048684	Lot Type 1	\$32,792.85	\$2,801.77
1048685	Lot Type 1	\$32,792.85	\$2,801.77
1048686	Lot Type 1	\$32,792.85	\$2,801.77
1048687	Lot Type 1	\$32,792.85	\$2,801.77
1048688	Lot Type 1	\$32,792.85	\$2,801.77
1048689	Lot Type 1	\$32,792.85	\$2,801.77
1048690	Lot Type 1	\$32,792.85	\$2,801.77
1048691	Lot Type 1	\$32,792.85	\$2,801.77
1048692	Lot Type 1	\$32,792.85	\$2,801.77
1048693	Lot Type 1	\$32,792.85	\$2,801.77
1048694	Lot Type 1	\$32,792.85	\$2,801.77
1048695	Lot Type 1	\$32,792.85	\$2,801.77
1048696	Lot Type 1	\$32,792.85	\$2,801.77
1048697	Lot Type 1	\$32,792.85	\$2,801.77
1048698	Lot Type 1	\$32,792.85	\$2,801.77
1048699	Lot Type 1	\$32,792.85	\$2,801.77
1048700	Lot Type 1	\$32,792.85	\$2,801.77
1048701	Lot Type 1	\$32,792.85	\$2,801.77
1048702	Lot Type 1	\$32,792.85	\$2,801.77
1048703	Lot Type 1	\$32,792.85	\$2,801.77
1048867	Lot Type 1	\$32,792.85	\$2,801.77
1048868	Lot Type 1	\$32,792.85	\$2,801.77
1048869	Lot Type 1	\$32,792.85	\$2,801.77
1048870	Lot Type 1	\$32,792.85	\$2,801.77
1048871	Lot Type 1	\$32,792.85	\$2,801.77
1048861	Lot Type 1	\$32,792.85	\$2,801.77
1048862	Lot Type 1	\$32,792.85	\$2,801.77
1048863	Lot Type 2	\$39,351.42	\$3,362.12
1048864	Lot Type 1	\$32,792.85	\$2,801.77
1048865	Lot Type 2	\$39,351.42	\$3,362.12
1048866	Lot Type 1	\$32,792.85	\$2,801.77
1048889	Non-Benefited Property	\$0.00	\$0.00

Property ID ^[a] , [b]	Lot Type	Outstanding Assessment ^[c]	Annual Installment Due 1/31/2027
1048890	Non-Benefited Property	\$0.00	\$0.00
1048891	Non-Benefited Property	\$0.00	\$0.00
Total^[d]		\$5,319,000.00	\$454,446.95

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[c] Outstanding Assessment prior to 1/31/2027 Annual Installment.

[d] Totals may not match the Service Plan or Improvement Area #1 Annual Installment schedule due to rounding.

EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[a] , [b], [c]	Lot Type	Outstanding Assessment ^[d]	Annual Installment Due 1/31/2027
68277	Improvement Area #2 Initial Parcel	\$940,273.74	\$80,927.40
147863	Improvement Area #2 Initial Parcel	\$1,556,469.73	\$133,962.10
1025473	Improvement Area #2 Initial Parcel	\$4,273,256.52	\$367,790.28
Total		\$6,770,000.00	\$582,679.78

Footnotes:

[a] The entire Improvement Area #2 Initial Parcel is contained within Property IDs 68277, 147863, and 1025473. For billing purposes, the Improvement Area #2 Annual Installment due 1/31/2027 shall be allocated pro rata based on acreage. Future allocation of the Assessment will be done in accordance with **Section VI** of the SAP.

[b] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[c] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[d] Outstanding Assessment prior to 1/31/2027 Annual Installment.

EXHIBIT B-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	–	\$ 111,623.02	\$ 111,623.02
2025	\$ 89,000.00	302,137.50	391,137.50
2026	93,000.00	298,132.50	391,132.50
2027	96,000.00	293,947.50	389,947.50
2028	100,000.00	289,627.50	389,627.50
2029	105,000.00	285,127.50	390,127.50
2030	109,000.00	280,402.50	389,402.50
2031	114,000.00	275,497.50	389,497.50
2032	118,000.00	270,367.50	388,367.50
2033	124,000.00	263,877.50	387,877.50
2034	131,000.00	257,057.50	388,057.50
2035	138,000.00	249,852.50	387,852.50
2036	145,000.00	242,262.50	387,262.50
2037	153,000.00	234,287.50	387,287.50
2038	161,000.00	225,872.50	386,872.50
2039	170,000.00	217,017.50	387,017.50
2040	179,000.00	207,667.50	386,667.50
2041	189,000.00	197,822.50	386,822.50
2042	199,000.00	187,427.50	386,427.50
2043	210,000.00	176,482.50	386,482.50
2044	221,000.00	164,932.50	385,932.50
2045	233,000.00	152,777.50	385,777.50
2046	247,000.00	139,380.00	386,380.00
2047	261,000.00	125,177.50	386,177.50
2048	276,000.00	110,170.00	386,170.00
2049	292,000.00	94,300.00	386,300.00
2050	309,000.00	77,510.00	386,510.00
2051	327,000.00	59,742.50	386,742.50
2052	346,000.00	40,940.00	386,940.00
2053	366,000.00	21,045.00	387,045.00
Total	<u>\$5,501,000.00</u>	<u>\$5,852,465.52</u>	<u>\$11,353,465.52</u>

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EXHIBIT B-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #2 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</u>	<u>Total</u>
2026	-	\$ 315,894.81 ⁽¹⁾	\$ 315,894.81
2027	\$ 106,000.00	385,498.76	491,498.76
2028	110,000.00	380,596.26	490,596.26
2029	115,000.00	375,508.76	490,508.76
2030	120,000.00	370,190.00	490,190.00
2031	126,000.00	364,640.00	490,640.00
2032	131,000.00	358,812.50	489,812.50
2033	137,000.00	352,753.76	489,753.76
2034	143,000.00	346,417.50	489,417.50
2035	149,000.00	339,803.76	488,803.76
2036	156,000.00	332,912.50	488,912.50
2037	165,000.00	323,942.50	488,942.50
2038	174,000.00	314,455.00	488,455.00
2039	184,000.00	304,450.00	488,450.00
2040	195,000.00	293,870.00	488,870.00
2041	206,000.00	282,657.50	488,657.50
2042	217,000.00	270,812.50	487,812.50
2043	230,000.00	258,335.00	488,335.00
2044	243,000.00	245,110.00	488,110.00
2045	257,000.00	231,137.50	488,137.50
2046	272,000.00	216,360.00	488,360.00
2047	289,000.00	200,040.00	489,040.00
2048	306,000.00	182,700.00	488,700.00
2049	325,000.00	164,340.00	489,340.00
2050	345,000.00	144,840.00	489,840.00
2051	366,000.00	124,140.00	490,140.00
2052	388,000.00	102,180.00	490,180.00
2053	412,000.00	78,900.00	490,900.00
2054	438,000.00	54,180.00	492,180.00
2055	465,000.00	27,900.00	492,900.00
Total	<u>\$6,770,000.00</u>	<u>\$7,743,378.61</u>	<u>\$14,513,378.61</u>

⁽¹⁾ Interest due March 1, 2026, and September 1, 2026, will be paid from amounts on deposit in the Capitalized Interest Account.

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EXHIBIT C-1 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP



EXHIBIT C-2 – IMPROVEMENT AREA #2 LOT TYPE CLASSIFICATION MAP

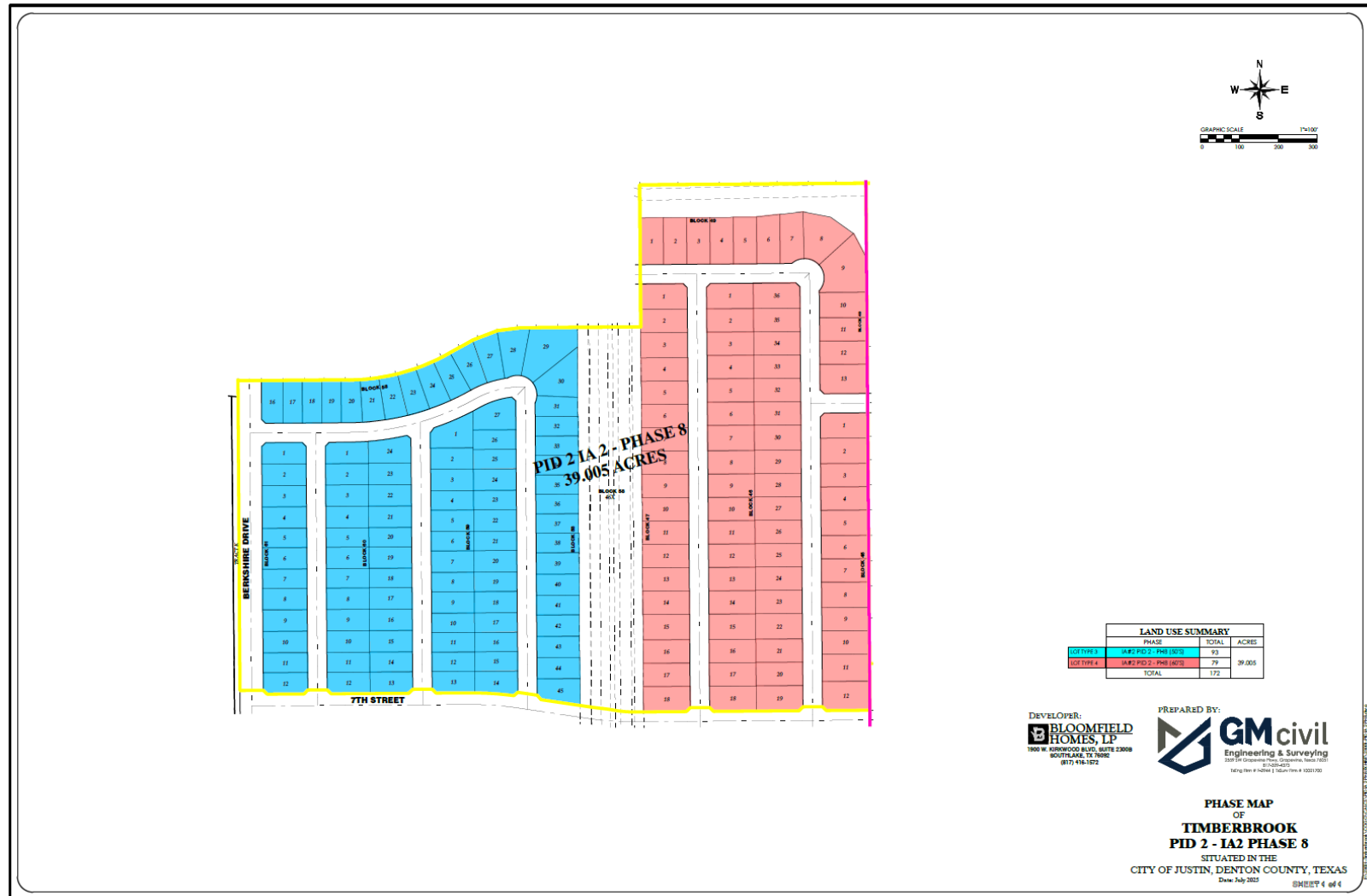


EXHIBIT D – BUYER DISCLOSURES

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

- Improvement Area #1
 - Lot Type 1
 - Lot Type 2
- Improvement Area #2
 - Improvement Area #2 Initial Parcel
 - Lot Type 3
 - Lot Type 4

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 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: \$32,792.85

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Timberbrook Public Improvement District No. 2* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
2027	\$ 591.86	\$ 1,812.25	\$ 163.96	\$ 233.69	\$ 2,801.77
2028	\$ 616.52	\$ 1,785.62	\$ 161.00	\$ 215.69	\$ 2,778.84
2029	\$ 647.35	\$ 1,757.88	\$ 157.92	\$ 220.00	\$ 2,783.15
2030	\$ 672.01	\$ 1,728.75	\$ 154.69	\$ 224.40	\$ 2,779.84
2031	\$ 702.84	\$ 1,698.50	\$ 151.33	\$ 228.89	\$ 2,781.56
2032	\$ 727.50	\$ 1,666.88	\$ 147.81	\$ 233.47	\$ 2,775.65
2033	\$ 764.49	\$ 1,626.86	\$ 144.17	\$ 238.14	\$ 2,773.66
2034	\$ 807.64	\$ 1,584.82	\$ 140.35	\$ 242.90	\$ 2,775.71
2035	\$ 850.80	\$ 1,540.40	\$ 136.31	\$ 247.76	\$ 2,775.27
2036	\$ 893.96	\$ 1,493.60	\$ 132.06	\$ 252.71	\$ 2,772.33
2037	\$ 943.28	\$ 1,444.44	\$ 127.59	\$ 257.77	\$ 2,773.07
2038	\$ 992.60	\$ 1,392.56	\$ 122.87	\$ 262.92	\$ 2,770.95
2039	\$ 1,048.09	\$ 1,337.96	\$ 117.91	\$ 268.18	\$ 2,772.14
2040	\$ 1,103.58	\$ 1,280.32	\$ 112.67	\$ 273.54	\$ 2,770.11
2041	\$ 1,165.23	\$ 1,219.62	\$ 107.15	\$ 279.02	\$ 2,771.02
2042	\$ 1,226.88	\$ 1,155.53	\$ 101.33	\$ 284.60	\$ 2,768.34
2043	\$ 1,294.70	\$ 1,088.05	\$ 95.19	\$ 290.29	\$ 2,768.23
2044	\$ 1,362.52	\$ 1,016.85	\$ 88.72	\$ 296.09	\$ 2,764.17
2045	\$ 1,436.50	\$ 941.91	\$ 81.91	\$ 302.02	\$ 2,762.33
2046	\$ 1,522.81	\$ 859.31	\$ 74.72	\$ 308.06	\$ 2,764.90
2047	\$ 1,609.12	\$ 771.75	\$ 67.11	\$ 314.22	\$ 2,762.20
2048	\$ 1,701.60	\$ 679.22	\$ 59.06	\$ 320.50	\$ 2,760.39
2049	\$ 1,800.25	\$ 581.38	\$ 50.55	\$ 326.91	\$ 2,759.09
2050	\$ 1,905.06	\$ 477.87	\$ 41.55	\$ 333.45	\$ 2,757.93
2051	\$ 2,016.03	\$ 368.33	\$ 32.03	\$ 340.12	\$ 2,756.50
2052	\$ 2,133.17	\$ 252.40	\$ 21.95	\$ 346.92	\$ 2,754.44
2053	\$ 2,256.47	\$ 129.75	\$ 11.28	\$ 353.86	\$ 2,751.36
Total^[c]	\$ 32,792.85	\$ 31,692.80	\$ 2,803.21	\$ 7,496.10	\$ 74,784.96

Footnotes:

[a] Interest rate on the Improvement Area #1 Bonds is 4.50% for bonds maturing 2031, 5.50% for bonds maturing 2044, and 5.75% for bonds maturing 2053.

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

[c] Totals may not sum due to rounding.

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 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: \$39,351.42

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Timberbrook Public Improvement District No. 2* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
2027	\$ 710.23	\$ 2,174.70	\$ 196.76	\$ 280.43	\$ 3,362.12
2028	\$ 739.83	\$ 2,142.74	\$ 193.21	\$ 258.83	\$ 3,334.60
2029	\$ 776.82	\$ 2,109.45	\$ 189.51	\$ 264.00	\$ 3,339.78
2030	\$ 806.41	\$ 2,074.49	\$ 185.62	\$ 269.28	\$ 3,335.81
2031	\$ 843.40	\$ 2,038.21	\$ 181.59	\$ 274.67	\$ 3,337.87
2032	\$ 873.00	\$ 2,000.25	\$ 177.37	\$ 280.16	\$ 3,330.78
2033	\$ 917.39	\$ 1,952.24	\$ 173.01	\$ 285.76	\$ 3,328.40
2034	\$ 969.17	\$ 1,901.78	\$ 168.42	\$ 291.48	\$ 3,330.86
2035	\$ 1,020.96	\$ 1,848.48	\$ 163.58	\$ 297.31	\$ 3,330.32
2036	\$ 1,072.75	\$ 1,792.32	\$ 158.47	\$ 303.26	\$ 3,326.80
2037	\$ 1,131.94	\$ 1,733.32	\$ 153.11	\$ 309.32	\$ 3,327.69
2038	\$ 1,191.12	\$ 1,671.07	\$ 147.45	\$ 315.51	\$ 3,325.14
2039	\$ 1,257.71	\$ 1,605.55	\$ 141.49	\$ 321.82	\$ 3,326.57
2040	\$ 1,324.29	\$ 1,536.38	\$ 135.20	\$ 328.25	\$ 3,324.13
2041	\$ 1,398.27	\$ 1,463.55	\$ 128.58	\$ 334.82	\$ 3,325.22
2042	\$ 1,472.26	\$ 1,386.64	\$ 121.59	\$ 341.52	\$ 3,322.00
2043	\$ 1,553.64	\$ 1,305.67	\$ 114.23	\$ 348.35	\$ 3,321.88
2044	\$ 1,635.02	\$ 1,220.22	\$ 106.46	\$ 355.31	\$ 3,317.01
2045	\$ 1,723.80	\$ 1,130.29	\$ 98.29	\$ 362.42	\$ 3,314.79
2046	\$ 1,827.37	\$ 1,031.17	\$ 89.67	\$ 369.67	\$ 3,317.88
2047	\$ 1,930.95	\$ 926.10	\$ 80.53	\$ 377.06	\$ 3,314.64
2048	\$ 2,041.92	\$ 815.07	\$ 70.88	\$ 384.60	\$ 3,312.47
2049	\$ 2,160.30	\$ 697.66	\$ 60.67	\$ 392.29	\$ 3,310.91
2050	\$ 2,286.07	\$ 573.44	\$ 49.86	\$ 400.14	\$ 3,309.51
2051	\$ 2,419.24	\$ 441.99	\$ 38.43	\$ 408.14	\$ 3,307.80
2052	\$ 2,559.80	\$ 302.89	\$ 26.34	\$ 416.30	\$ 3,305.33
2053	\$ 2,707.77	\$ 155.70	\$ 13.54	\$ 424.63	\$ 3,301.63
Total^[c]	\$ 39,351.42	\$ 38,031.36	\$ 3,363.85	\$ 8,995.32	\$ 89,741.95

Footnotes:

[a] Interest rate on the Improvement Area #1 Bonds is 4.50% for bonds maturing 2031, 5.50% for bonds maturing 2044, and 5.75% for bonds maturing 2053.

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

[c] Totals may not sum due to rounding.

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 IMPROVEMENT AREA #2
INITIAL PARCEL 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 INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$6,770,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Timberbrook Public Improvement District No. 2* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2027	\$ 106,000.00	\$ 385,498.76	\$ 33,850.00	\$ 57,331.02	\$ 582,679.78
2028	\$ 110,000.00	\$ 380,596.26	\$ 33,320.00	\$ 52,415.37	\$ 576,331.63
2029	\$ 115,000.00	\$ 375,508.76	\$ 32,770.00	\$ 53,463.68	\$ 576,742.44
2030	\$ 120,000.00	\$ 370,190.00	\$ 32,195.00	\$ 54,532.95	\$ 576,917.95
2031	\$ 126,000.00	\$ 364,640.00	\$ 31,595.00	\$ 55,623.61	\$ 577,858.61
2032	\$ 131,000.00	\$ 358,812.50	\$ 30,965.00	\$ 56,736.08	\$ 577,513.58
2033	\$ 137,000.00	\$ 352,753.76	\$ 30,310.00	\$ 57,870.80	\$ 577,934.56
2034	\$ 143,000.00	\$ 346,417.50	\$ 29,625.00	\$ 59,028.22	\$ 578,070.72
2035	\$ 149,000.00	\$ 339,803.76	\$ 28,910.00	\$ 60,208.78	\$ 577,922.54
2036	\$ 156,000.00	\$ 332,912.50	\$ 28,165.00	\$ 61,412.96	\$ 578,490.46
2037	\$ 165,000.00	\$ 323,942.50	\$ 27,385.00	\$ 62,641.22	\$ 578,968.72
2038	\$ 174,000.00	\$ 314,455.00	\$ 26,560.00	\$ 63,894.04	\$ 578,909.04
2039	\$ 184,000.00	\$ 304,450.00	\$ 25,690.00	\$ 65,171.92	\$ 579,311.92
2040	\$ 195,000.00	\$ 293,870.00	\$ 24,770.00	\$ 66,475.36	\$ 580,115.36
2041	\$ 206,000.00	\$ 282,657.50	\$ 23,795.00	\$ 67,804.87	\$ 580,257.37
2042	\$ 217,000.00	\$ 270,812.50	\$ 22,765.00	\$ 69,160.97	\$ 579,738.47
2043	\$ 230,000.00	\$ 258,335.00	\$ 21,680.00	\$ 70,544.19	\$ 580,559.19
2044	\$ 243,000.00	\$ 245,110.00	\$ 20,530.00	\$ 71,955.07	\$ 580,595.07
2045	\$ 257,000.00	\$ 231,137.50	\$ 19,315.00	\$ 73,394.17	\$ 580,846.67
2046	\$ 272,000.00	\$ 216,360.00	\$ 18,030.00	\$ 74,862.05	\$ 581,252.05
2047	\$ 289,000.00	\$ 200,040.00	\$ 16,670.00	\$ 76,359.29	\$ 582,069.29
2048	\$ 306,000.00	\$ 182,700.00	\$ 15,225.00	\$ 77,886.48	\$ 581,811.48
2049	\$ 325,000.00	\$ 164,340.00	\$ 13,695.00	\$ 79,444.21	\$ 582,479.21
2050	\$ 345,000.00	\$ 144,840.00	\$ 12,070.00	\$ 81,033.09	\$ 582,943.09
2051	\$ 366,000.00	\$ 124,140.00	\$ 10,345.00	\$ 82,653.75	\$ 583,138.75
2052	\$ 388,000.00	\$ 102,180.00	\$ 8,515.00	\$ 84,306.83	\$ 583,001.83
2053	\$ 412,000.00	\$ 78,900.00	\$ 6,575.00	\$ 85,992.97	\$ 583,467.97
2054	\$ 438,000.00	\$ 54,180.00	\$ 4,515.00	\$ 87,712.83	\$ 584,407.83
2055	\$ 465,000.00	\$ 27,900.00	\$ 2,325.00	\$ 89,467.09	\$ 584,692.09
Total^[c]	\$ 6,770,000.00	\$ 7,427,483.80	\$ 632,160.00	\$ 1,999,383.87	\$ 16,829,027.67

Footnotes:

[a] Interest rate on Improvement Area #2 Bonds is 4.625% for bonds maturing 2035, 5.75% for bonds maturing 2045, and 6.00% for bonds maturing 2055.

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

[c] Totals may not sum due to rounding.

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 IMPROVEMENT AREA #2
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 #2 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$36,048.99

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Timberbrook Public Improvement District No. 2* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2027	\$ 564.43	\$ 2,052.71	\$ 180.24	\$ 305.28	\$ 3,102.66
2028	\$ 585.73	\$ 2,026.60	\$ 177.42	\$ 279.10	\$ 3,068.86
2029	\$ 612.35	\$ 1,999.51	\$ 174.49	\$ 284.68	\$ 3,071.05
2030	\$ 638.98	\$ 1,971.19	\$ 171.43	\$ 290.38	\$ 3,071.98
2031	\$ 670.93	\$ 1,941.64	\$ 168.24	\$ 296.19	\$ 3,076.99
2032	\$ 697.55	\$ 1,910.61	\$ 164.88	\$ 302.11	\$ 3,075.15
2033	\$ 729.50	\$ 1,878.35	\$ 161.40	\$ 308.15	\$ 3,077.39
2034	\$ 761.45	\$ 1,844.61	\$ 157.75	\$ 314.31	\$ 3,078.12
2035	\$ 793.40	\$ 1,809.39	\$ 153.94	\$ 320.60	\$ 3,077.33
2036	\$ 830.67	\$ 1,772.70	\$ 149.97	\$ 327.01	\$ 3,080.35
2037	\$ 878.59	\$ 1,724.93	\$ 145.82	\$ 333.55	\$ 3,082.90
2038	\$ 926.52	\$ 1,674.41	\$ 141.43	\$ 340.22	\$ 3,082.58
2039	\$ 979.77	\$ 1,621.14	\$ 136.79	\$ 347.03	\$ 3,084.73
2040	\$ 1,038.34	\$ 1,564.80	\$ 131.90	\$ 353.97	\$ 3,089.01
2041	\$ 1,096.91	\$ 1,505.10	\$ 126.70	\$ 361.05	\$ 3,089.76
2042	\$ 1,155.48	\$ 1,442.03	\$ 121.22	\$ 368.27	\$ 3,087.00
2043	\$ 1,224.71	\$ 1,375.59	\$ 115.44	\$ 375.63	\$ 3,091.37
2044	\$ 1,293.93	\$ 1,305.17	\$ 109.32	\$ 383.15	\$ 3,091.56
2045	\$ 1,368.48	\$ 1,230.76	\$ 102.85	\$ 390.81	\$ 3,092.90
2046	\$ 1,448.35	\$ 1,152.08	\$ 96.01	\$ 398.63	\$ 3,095.06
2047	\$ 1,538.87	\$ 1,065.18	\$ 88.76	\$ 406.60	\$ 3,099.41
2048	\$ 1,629.39	\$ 972.84	\$ 81.07	\$ 414.73	\$ 3,098.04
2049	\$ 1,730.56	\$ 875.08	\$ 72.92	\$ 423.03	\$ 3,101.59
2050	\$ 1,837.06	\$ 771.25	\$ 64.27	\$ 431.49	\$ 3,104.06
2051	\$ 1,948.88	\$ 661.02	\$ 55.09	\$ 440.12	\$ 3,105.11
2052	\$ 2,066.03	\$ 544.09	\$ 45.34	\$ 448.92	\$ 3,104.38
2053	\$ 2,193.82	\$ 420.13	\$ 35.01	\$ 457.90	\$ 3,106.86
2054	\$ 2,332.27	\$ 288.50	\$ 24.04	\$ 467.05	\$ 3,111.86
2055	\$ 2,476.04	\$ 148.56	\$ 12.38	\$ 476.40	\$ 3,113.38
Total^[c]	\$ 36,048.99	\$ 39,549.97	\$ 3,366.13	\$ 10,646.35	\$ 89,611.44

Footnotes:

[a] Interest rate on Improvement Area #2 Bonds is 4.625% for bonds maturing 2035, 5.75% for bonds maturing 2045, and 6.00% for bonds maturing 2055.

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

[c] Totals may not sum due to rounding.

TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 IMPROVEMENT AREA #2
LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF JUSTIN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$43,258.79

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Justin, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Timberbrook Public Improvement District No. 2* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 4

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2027	\$ 677.32	\$ 2,463.25	\$ 216.29	\$ 366.33	\$ 3,723.19
2028	\$ 702.88	\$ 2,431.92	\$ 212.91	\$ 334.92	\$ 3,682.63
2029	\$ 734.82	\$ 2,399.42	\$ 209.39	\$ 341.62	\$ 3,685.26
2030	\$ 766.77	\$ 2,365.43	\$ 205.72	\$ 348.45	\$ 3,686.38
2031	\$ 805.11	\$ 2,329.97	\$ 201.88	\$ 355.42	\$ 3,692.39
2032	\$ 837.06	\$ 2,292.73	\$ 197.86	\$ 362.53	\$ 3,690.18
2033	\$ 875.40	\$ 2,254.02	\$ 193.67	\$ 369.78	\$ 3,692.87
2034	\$ 913.74	\$ 2,213.53	\$ 189.30	\$ 377.18	\$ 3,693.74
2035	\$ 952.08	\$ 2,171.27	\$ 184.73	\$ 384.72	\$ 3,692.80
2036	\$ 996.81	\$ 2,127.24	\$ 179.97	\$ 392.42	\$ 3,696.42
2037	\$ 1,054.31	\$ 2,069.92	\$ 174.98	\$ 400.26	\$ 3,699.48
2038	\$ 1,111.82	\$ 2,009.30	\$ 169.71	\$ 408.27	\$ 3,699.10
2039	\$ 1,175.72	\$ 1,945.37	\$ 164.15	\$ 416.43	\$ 3,701.67
2040	\$ 1,246.01	\$ 1,877.76	\$ 158.27	\$ 424.76	\$ 3,706.81
2041	\$ 1,316.29	\$ 1,806.12	\$ 152.04	\$ 433.26	\$ 3,707.71
2042	\$ 1,386.58	\$ 1,730.43	\$ 145.46	\$ 441.92	\$ 3,704.40
2043	\$ 1,469.65	\$ 1,650.70	\$ 138.53	\$ 450.76	\$ 3,709.64
2044	\$ 1,552.72	\$ 1,566.20	\$ 131.18	\$ 459.78	\$ 3,709.87
2045	\$ 1,642.17	\$ 1,476.92	\$ 123.42	\$ 468.97	\$ 3,711.48
2046	\$ 1,738.02	\$ 1,382.49	\$ 115.21	\$ 478.35	\$ 3,714.07
2047	\$ 1,846.65	\$ 1,278.21	\$ 106.52	\$ 487.92	\$ 3,719.29
2048	\$ 1,955.27	\$ 1,167.41	\$ 97.28	\$ 497.68	\$ 3,717.65
2049	\$ 2,076.68	\$ 1,050.10	\$ 87.51	\$ 507.63	\$ 3,721.91
2050	\$ 2,204.47	\$ 925.50	\$ 77.12	\$ 517.78	\$ 3,724.88
2051	\$ 2,338.66	\$ 793.23	\$ 66.10	\$ 528.14	\$ 3,726.13
2052	\$ 2,479.23	\$ 652.91	\$ 54.41	\$ 538.70	\$ 3,725.25
2053	\$ 2,632.59	\$ 504.15	\$ 42.01	\$ 549.48	\$ 3,728.23
2054	\$ 2,798.72	\$ 346.20	\$ 28.85	\$ 560.47	\$ 3,734.24
2055	\$ 2,971.25	\$ 178.27	\$ 14.86	\$ 571.67	\$ 3,736.05
Total^[c]	\$ 43,258.79	\$ 47,459.96	\$ 4,039.36	\$ 12,775.62	\$ 107,533.72

Footnotes:

[a] Interest rate on Improvement Area #2 Bonds is 4.625% for bonds maturing 2035, 5.75% for bonds maturing 2045, and 6.00% for bonds maturing 2055.

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

[c] Totals may not sum due to rounding.

**CITY OF JUSTIN, TEXAS
ORDINANCE NO. 865-26**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS APPROVING THE 2026 ANNUAL UPDATE TO THE 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING THE IMPROVEMENT AREA #1 ASSESSMENT ROLL AND IMPROVEMENT AREA #2 ASSESSMENT ROLL FOR TIMBERBROOK PUBLIC IMPROVEMENT DISTRICT NO. 2 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 372.013, AS AMENDED, PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary (the “City Secretary”) of the City of Justin, Texas (the “City”) pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”), requesting the creation of a public improvement district consisting of certain property now located within the corporate limits of the City; and

WHEREAS, the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the proposed district, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signature of the record owner of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the proposed district; and

WHEREAS, on February 8, 2024, after due notice, the City Council of the City (the “City Council”) held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 651-24, adopted by a majority of the members of the City Council, authorized and created the Timberbrook Public Improvement District No. 2 (the “District”) in accordance with its findings as to the advisability of the Authorized Improvements (as defined in the hereinafter defined Service and Assessment Plan); and

WHEREAS, on February 13, 2024, the City Secretary filed a copy of Resolution No. 651-24 with the county clerk of each county in which all or part of the District is located in accordance with the provisions of the PID Act; and

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

WHEREAS, in conformity with the PID Act and pursuant to an ordinance adopted by the City Council on March 28, 2024, the City Council approved and accepted the "Timberbrook Public Improvement District No. 2 Service and Assessment Plan" (the "2024 Service and Assessment Plan") relating to the District and levied the Improvement Area #1 Assessments against the parcels identified in the Improvement Area #1 Assessment Roll to finance the costs of certain Authorized Improvements conferring a special benefit on the Assessed Parcels in Improvement Area #1 (as all such terms are defined in the Service and Assessment Plan); and

WHEREAS, the City Secretary filed the Improvement Area #1 Assessment Roll and made the same available for public inspection; and

WHEREAS, in conformity with the PID Act and pursuant to Ordinance No. 824-25 adopted by the City Council on October 9, 2025, the City Council approved and accepted the “Timberbrook Public Improvement District No. 2 2025 Amended and Restated Service and Assessment Plan” (the “Service and Assessment Plan”), which amended and restated the 2024 Service and Assessment Plan in its entirety, and levied the Improvement Area #2 Assessments against the parcels identified in the Improvement Area #2 Assessment Roll to finance the costs of certain Authorized Improvements conferring a special benefit on the Assessed Parcels in Improvement Area #2 (as all such terms are defined in the Service and Assessment Plan); and

WHEREAS, the City Secretary filed the Improvement Area #2 Assessment Roll and made the same available for public inspection; and

WHEREAS, the Service and Assessment Plan, the Improvement Area #1 Assessment Roll and the Improvement Area #2 Assessment Roll (collectively, the “Assessment Rolls”) are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (each an “Annual Service Plan Update”); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the Annual Service Plan Update for 2026, in conformity with the requirements of the PID Act.

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

Section 1. Terms.

Terms not otherwise defined herein are defined in the Timberbrook Public Improvement District 2026 Annual Service Plan Update (the “2026 Annual Service Plan Update”) attached hereto as Exhibit A.

Section 2. Findings.

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

Section 3. Service Plan.

The 2026 Annual Service Plan Update, including the Improvement Area #1 Assessment Roll and the Improvement Area #2 Assessment Roll, attached hereto as Exhibit A, is hereby approved and accepted by the City Council.

Section 4. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the 2026 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 approves this 2026 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 5. Posting on City Website.

The City Secretary is directed to post a copy of the 2026 Annual Service Plan Update, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts this Ordinance. The City Secretary is further directed to similarly post each future Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 6. Submission to Appraisal District.

The City Secretary is directed to cause a copy of each of the Assessment Rolls, in the format required by Section 372.017(e) of the PID Act, to be submitted to the Denton Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance.

Section 7. Cumulative.

The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

Section 8. Severability.

If any provision, section, subsection, sentence, clause or phrase of this resolution, 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 herein, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 9. Effective Date.

This Ordinance shall become effective from and after its date of passage in accordance with law.

(Signature page follows.)

PASSED AND APPROVED on first reading on this the 13th day of August, 2026.

PASSED AND APPROVED on second reading on this the 27th day of August, 2026.

CITY OF JUSTIN, TEXAS

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

(City Seal)

STATE OF TEXAS §
 §
COUNTY OF DENTON §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons whose names were subscribed in my presence to the foregoing instrument.

Notary Public, State of Texas

(SEAL)

EXHIBIT A

2026 Annual Service Plan Update



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider approval of Resolution 841-26 appointing, removing, or reassigning members to the Planning and Zoning Commission; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends the City Council approve Resolution 841-26, as presented.

Background:

This resolution updates the membership of the City of Justin Planning and Zoning Commission by confirming the current composition of the Commission and making the necessary membership adjustments. The resolution establishes the Commission's membership, provides that the actions taken become effective immediately upon adoption, and includes the required finding that the action was considered during a properly noticed open meeting in accordance with the Texas Open Meetings Act.

- Place 1: Vicente Barrientos, Chair
- Place 2: Rod Stokes
- Place 3: Gary Davis, Member
- Place 4: Emily Krzyzek, Member
- Place 5: Vacant
- Place 6: Courtney Porter (Vice-Chair)
- Place 7: Thomas Cronberger, Member
- Place 8: Rob Sloan (Alternate #1)
- Place 9: David Mason (Alternate #2)

City Attorney Review: No

Attachments:

1. Fw_ Online Form Submittal_ Board, Commission & Committee Application
2. Application to P&Z Commission (David Mason)

3. Resolution 841-26 P&Z Commission appointments

From: [Amy Piukana](#)
To: [Matthew Cyr](#)
Subject: Fw: Online Form Submittal: Board, Commission & Committee Application
Date: Friday, March 20, 2026 1:47:21 PM

For your consideration.

AP

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, March 20, 2026 9:48:34 AM
To: Abbey Reece <areece@cityofjustin.com>; Amy Piukana <apiukana@cityofjustin.com>
Subject: Online Form Submittal: Board, Commission & Committee Application

Board, Commission & Committee Application

First Name	Robert
Last Name	Sloan
Address	1113 Heritage Drive
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	Field not completed.
City	Field not completed.
State	Field not completed.
Zip Code	Field not completed.
Phone Number	8177181716
Email Address	rob.sloan@live.com
Are you over the age of 18?	Yes
Are you a registered voter in Justin?	Yes
Have you previously served on Justin City	No

Council as a City
Council member?

Current Occupation/Employer	Fractional Supply Chain Executive
--------------------------------	-----------------------------------

Education, Licenses, or Certifications	<i>Field not completed.</i>
---	-----------------------------

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.	<i>Field not completed.</i>
---	-----------------------------

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?	Working understanding of development standards and Robert's Rules
--	--

List any additional information which you believe would be of value for the City Council to know about you.	I am experienced in evaluating complex proposals, balancing competing stakeholder interests, and ensuring that decisions align with both strategic objectives and practical realities. I approach issues with a structured mindset, focusing on people, process, infrastructure, and measurable outcomes to ensure that plans are not only well-intended but executable and beneficial to the broader community.
--	--

Do you or any member of your immediate family residing in your	No
--	----

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?

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

Robert D. Sloan

Date of Submission

3/20/2026

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

From: noreply@civicplus.com
To: [Abbey Reece](#); [Amy Piukana](#)
Subject: Online Form Submittal: Board, Commission & Committee Application
Date: Monday, May 11, 2026 4:11:37 PM

Board, Commission & Committee Application

First Name	David
Last Name	Mason
Address	1032 Emerald Trace Drive
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	1032 Emerald Trace Dr
City	Justin
State	TX
Zip Code	76247
Phone Number	8172137975
Email Address	dgmason2002@yahoo.com
Are you over the age of 18?	Yes
Are you a registered voter in Justin?	Yes
Have you previously served on Justin City Council as a City Council member?	No
Current Occupation/Employer	Architect
Education, Licenses, or Certifications	Bach and Masters in architecture, NCARB, Texas Licensed Architect 14357
	No

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

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.

Type A Economic Development Board

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?

I have been responsible for some of the largest Airport Terminal Expansions in the country including MIA, DFW, IAH, GRR, DEN. Airports are mini cities with all the requirements there of. Designing for tens of thousands of passengers every day, making sure they can get to the airport safely, park, find there gate, get something to eat, and yes have fun. I believe that qualifies me to speak on the issues facing our community.

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

Architect, planner, manage multi billion dollar programs. Been doing this for 25 years.

As a reminder airport design includes transportation, concessions, people movement, utilities, future planning, highway systems, logistics, coordination with government agencies at local, state and federal levels.

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.

David Gene Mason

Date of Submission

5/11/2026

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

**CITY OF JUSTIN, TEXAS
RESOLUTION NO. 841-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JUSTIN, TEXAS, APPOINTING MEMBERS TO THE PLANNING
AND ZONING COMMISSION; PROVIDING FOR AN EFFECTIVE
DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

WHEREAS, the City Council of the City of Justin, Texas, desires to appoint members to the Planning and Zoning Commission in accordance with the City Charter and applicable ordinances; and

WHEREAS, the City Council finds that appointing qualified individuals to serve on the Planning and Zoning Commission is in the best interest of the City and its residents; and

WHEREAS, a vacancy has occurred in Place 5 of the Planning and Zoning Commission, and the City Council desires to acknowledge the vacancy and update the official membership of the Commission;

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

SECTION 1. THAT the City Council hereby removes the current member in Place 5, thereby declaring Place 5 vacant, and confirms the remaining membership of the Planning and Zoning Commission as stipulated in Section 2.

SECTION 2. THAT the following individuals are hereby appointed to the Planning and Zoning Commission for the terms indicated below:

- Place 1: Vicente Barrientos, Chair
- Place 2: Rod Stokes
- Place 3: Gary Davis, Member
- Place 4: Emily Krzyzek, Member
- Place 5: Vacant
- Place 6: Courtney Porter (Vice-Chair)
- Place 7: Thomas Cronberger, Member
- Place 8: Rob Sloan (Alternate #1)
- Place 9: David Mason (Alternate #2)

SECTION 3. THAT the appointments and removals made herein shall become effective immediately upon approval of this Resolution.

SECTION 4. THAT it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th of August 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider approval of Resolution 842-26, authorizing the City Manager to enter into an interlocal agreement with the City of Grapevine for the use of cooperative contracts that have been solicited and awarded by other government entities; and take appropriate action.

Department: Administration

Contact: Hailey Payne, Finance Director

Recommendation:

City Staff recommends the City Council approve Resolution 842-26, as presented.

Background:

Cooperative purchasing allows the City to utilize contracts that have already been competitively bid by another public entity (such as another city, county, or regional cooperative) and that expressly allow participation by other political subdivisions. Under this structure, the City of Justin issues its own purchase orders directly to the vendor and is responsible for its own scope of work, expenditures, and payments.

This approach provides significant administrative efficiencies, reduces procurement timelines, and allows the City to leverage favorable pricing achieved through larger-volume contracts, while remaining compliant with the Texas Local Government Code.

Participation in cooperative contracts does not create shared financial obligations, pooled contract limits, or joint liability with the originating agency. Each purchase remains subject to the City's budgetary controls and purchasing authority thresholds.

The City's ability to utilize a cooperative contract is dependent on the original contract's effective and expiration dates, including any approved renewal periods. The City may only issue purchase orders or agreements while the originating contract is active; however, the scope and dollar amount of services may be tailored to meet Justin's specific needs.

There is no direct fiscal impact associated with approval of the cooperative purchasing authority. Individual purchases will be subject to available appropriations and applicable approval authority.

City Attorney Review: No

Attachments:

1. 8978 Interlocal- City of Justin w City of Grapevine
2. Resolution 842-26 Interlocal Purchase Agreement with Grapevine

**INTERLOCAL COOPERATIVE PURCHASING AGREEMENT
BETWEEN CITY OF GRAPEVINE AND CITY OF JUSTIN, TEXAS**

STATE OF TEXAS

COUNTY OF DENTON

THIS INTERLOCAL COOPERATIVE PURCHASING AGREEMENT (the "Agreement") is made on the _____ day of _____, 20____, between the City of Grapevine, and City of Justin; jointly referred to herein as "parties" and each separately as a "party."

WHEREAS, each party is authorized by Chapter 791 of the Texas Government Code (the "Interlocal Cooperation Act"), to enter into joint contracts and agreements for the performance of governmental functions and services including administrative functions normally associated with the operation of government such as purchasing necessary materials and supplies;

WHEREAS, Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a cooperative purchasing program with another local government or a local cooperative organization;

WHEREAS, the parties recognize that participation in this cooperative purchasing program will be highly beneficial to the taxpayers of the parties through anticipated savings to be realized;

WHEREAS, the parties cannot normally obtain the best possible purchase price for materials and supplies acting individually and without cooperation;

WHEREAS, it is deemed in the best interest of all parties that said governments enter into a mutually satisfactory agreement for the purchase of certain materials and supplies; and

WHEREAS, the parties, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party;

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and conditions contained herein and pursuant to the authority permitted under the Interlocal Cooperation Act, promise and agree as follows:

**I.
Purpose**

- A. The purpose of this Agreement is to establish a cooperative purchasing program between the parties, which will allow each party to purchase goods and services under each other's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the Texas Local Government Code.

II. Duration of Agreement

- A. This Agreement shall be in full force and effect from the date it is duly executed by all parties until terminated by either party to this Agreement. Any party may modify and/or terminate this Agreement in accordance with the following terms and conditions:
- The terms and conditions of this Agreement may be modified upon the mutual consent of all parties. Mutual consent will be demonstrated by approval of the governing body of each party hereto. No modification to this Agreement shall be effective and binding unless and until it is reduced to writing and signed by duly authorized representatives of all parties.
 - This Agreement may be terminated at any time by either party, with or without cause, upon thirty days' written notice to the other party. Unless otherwise specified, written notice shall be deemed to have been duly served if delivered in person, sent (i) as an attachment to an email, (ii) by fax with a successful send confirmation, or (iii) by certified mail to the address as listed herein:

City of Grapevine:

Procurement Division
Attn: Purchasing Agent
City of Grapevine
200 S. Main Street
Grapevine, TX 76051
Phone: 817-410-3336
lwright@grapevinetexas.gov

City of Justin:

Finance Department
Attn: Director of Finance
City of Justin
415 N College Avenue
Justin, TX 76247
940-648-2541 ext 101
hpayne@cityofjustin.com

III. Relationship of Parties

- A. It is agreed that the parties, in receiving products and/or services specified in this Agreement, shall each act as an independent purchaser and shall have control of its needs and the way any such products and/or services are acquired. Neither party is an agent, employee or joint enterprise of the other, and each party is responsible for its own actions, forbearance, negligence and deeds, and for those of its agents or employees, in conjunction with the

utilization and/or cooperative solicitation of any supplier agreement obtained in accordance with Texas law.

- B. The parties shall notify, using the notice procedures set forth in Section II.A, all participating entities of available contracts to include terms of contract, commodity cost, contact names and addresses, and shall keep participating parties informed of all changes to the list of contracts available for cooperative purchasing.
- C. Each party shall ensure that all applicable laws and ordinances have been satisfied with respect to any action taken by such party pursuant to this Agreement.
- D. Nothing in this Agreement shall prevent any participating party from accepting and awarding bids for commodities subject to this Agreement individually and on its own behalf.
- E. Purchasing Agent or their designee, is the official representative to act for the City of Grapevine in all matters relating to this Agreement.
- F. Director of Finance or their designee, is the official representative to act for City of Justin in all matters relating to this Agreement.

IV.

Purchase of Goods and Services

- A. All products and services shall be procured in accordance with all appropriate procedures governing competitive bids and competitive proposals, as required by the laws of the State of Texas.
- B. The parties will be able to purchase from those contracts established by the other party where notice has been given in the bid specifications and the successful bidder has accepted terms for cooperative purchasing agreements for local governments.
- C. The parties hereto agree that the ordering of products and services through this Agreement shall be their individual responsibility and that the successful bidder or bidders shall bill each party directly or, if deemed advantageous by the parties, to both parties.
- D. The parties agree to pay successful bidders directly for all products or services received from current revenues available for such purchase. Each party shall be liable to the successful bidder only for products and services ordered by and received by such party and shall not, by the execution of this Agreement, assume any additional liability.
- E. The parties do not warrant and are not responsible for the quality or delivery of products or services from the successful bidder. The participating parties shall receive all warranties provided by the successful bidder for the products or services purchased.

- F. If any dispute arises between individual parties and a successful bidder, such dispute shall be handled by and between the participating party's governmental body and the bidder.

V.

Liability and Immunity Provisions

- A. It is understood and agreed between the parties that each party hereto shall be responsible for its own and its employees' acts of negligence in connection with this Agreement. Neither party shall be responsible for any negligent act or omission of the other party or its employees in connection with this Agreement. It is specifically agreed that, as between the parties, each party to this Agreement shall be individually and respectively responsible for responding to, dealing with, insuring against, defending, and otherwise handling and managing liability and potential liability of itself and its employees pursuant to this Agreement.
- B. Notwithstanding the foregoing, each party hereto reserves and expressly does not waive any immunity or defense available at law or in equity, including governmental immunity, for any claim or cause of action whatsoever that may arise or result from the services provided and/or any circumstances arising under this Agreement. These provisions are solely for the benefit of the parties hereto and are not for the benefit of any person or entity not a party hereto; this Agreement shall not be interpreted nor construed to give any claim or cause of action to any third party. Neither party shall be held legally liable for any claim or cause of action arising pursuant to or out of the services provided under this Agreement, except as specifically provided by law. Where injury or property damages results from the joint or concurrent negligence of both parties, liability, if any, shall be shared by each party based on comparative responsibility in accordance with the applicable laws of the State of Texas, subject to all defenses available to them, including governmental immunity.
- C. This Agreement is expressly made subject to the parties' governmental immunity under the Texas Civil Practice and Remedies Code and all applicable federal, state, and local laws, rules, regulations, ordinances, and policies. Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to either party or to create any legal rights or claim on behalf of any third party. Neither party waive, modify, or alter, to any extent whatsoever, the availability of the defense of governmental immunity under the laws of the State of Texas.

VI.

Miscellaneous

- A. Each party has the full power and authority to enter into and perform this Agreement and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective party.
- B. In the event any one or more of the provisions contained in this Agreement shall be held, for any reason, to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality,

or unenforceability shall not affect the other provisions and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

- C. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives, and assigns. Neither party will assign or transfer an interest in this Agreement without the prior written consent of the other party.
- D. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in, or claims by, third parties who are not signatories to this Agreement.
- E. This Agreement shall be interpreted in accordance with the laws of the State of Texas and venue of any cause of action concerning this Agreement shall be in a court of competent jurisdiction sitting in Grapevine County, Texas.
- F. This Agreement, together with any referenced exhibits and attachments, constitutes the entire agreement between the parties hereto, and any prior agreement, assertion, statement, understanding, or other commitment occurring during the term of this Agreement, or subsequent thereto, has no legal force or effect whatsoever, unless properly executed in writing in accordance with Section II.A, and if appropriate, recorded as an amendment of this Agreement.
- G. Failure of any party, at any time, to enforce a provision of this Agreement, shall in no way constitute a waiver of that provision nor in any way affect the validity of this Agreement or the right of either party thereafter to enforce each provision hereof. No term of this Agreement shall be deemed waived or any breach excused unless the waiver shall be in writing and signed by the party claimed to have waived. Furthermore, any consent to or waiver of a breach will not constitute consent to or waiver or excuse of any other different or subsequent breach.
- H. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
- I. Each party agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their authorized officers thereon the day and the year first above written.

CITY OF JUSTIN, TEXAS
JARROD GREENWOOD

CITY OF GRAPEVINE, TEXAS
BRUNO RUMBELOW

CITY MANAGER

CITY MANAGER

ATTEST:
CITY SECRETARY

ATTEST:
CITY SECRETARY

BY: _____

BY: _____

APPROVED AS TO LEGAL FORM:
CITY ATTORNEY

APPROVED AS TO LEGAL FORM:
CITY ATTORNEY

BY: _____

BY: _____

**CITY OF JUSTIN, TEXAS
RESOLUTION NO. 842-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND EXECUTE AN INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF GRAPEVINE, TEXAS, PURSUANT TO CHAPTER 791 OF THE TEXAS GOVERNMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 791 of the Texas Government Code, known as the *Interlocal Cooperation Act*, authorizes local governments to enter into interlocal agreements for the purpose of efficiently exercising governmental powers and responsibilities; and

WHEREAS, Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a cooperative purchasing program with another local government; and,

WHEREAS, the City of Justin and the City of Grapevine desire to enter into an Interlocal Cooperative Purchasing Agreement to allow each party to purchase goods and services under the other party's competitively bid contracts, in accordance with Texas law; and,

WHEREAS, participation in cooperative purchasing is anticipated to result in cost savings, increased efficiency, and reduced administrative burden for the City of Justin while maintaining compliance with applicable procurement requirements; and,

WHEREAS, the City Council of the City of Justin finds that entering into an Interlocal Cooperative Purchasing Agreement is in the best interest of the City and its residents;

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

SECTION 1. The City Manager is hereby authorized to execute an Interlocal Cooperative Purchasing Agreement with the City of Grapevine, Texas, in substantially the form presented to the City Council and in a form acceptable to the City Attorney.

SECTION 2. The purpose of the Interlocal Cooperative Purchasing Agreement is to establish a cooperative purchasing program that allows the City of Justin to purchase goods and services under contracts competitively solicited and awarded by the City of Grapevine, pursuant to Subchapter F, Chapter 271 of the Texas Local Government Code.

SECTION 3. All purchases made under the Interlocal Cooperative Purchasing Agreement shall be subject to the City of Justin's adopted budget, purchasing policies, and applicable approval authority, and each party shall remain independently responsible for its own purchases and obligations.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

DULY PASSED by the City Council of the City of Justin, Texas, on the 22ND day of January 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider approval of Resolution 850-26 for the placement, consideration, public hearing and adoption of the Proposed FY 2026-27 Annual Budget on the City Council meeting agenda for September 17, 2026, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027; requiring publication of the notice of the public hearing on the proposed FY2026-27 annual budget in a newspaper of general circulation in the City; posting the notice on the City's website; providing an effective date; and take appropriate action.

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Staff recommends approval of Resolution No. 850-26 accepting the filing of the proposed Fiscal Year 2026-2027 Annual Budget, calling the required public hearing, scheduling consideration and adoption of the budget, and authorizing publication and posting of the required notices in accordance with state law.

Background:

Chapter 102 of the Texas Local Government Code requires the City Manager or Budget Officer to prepare and file a proposed annual budget with the City Secretary and present the proposed budget to the governing body. Before the budget may be adopted, the City Council must hold a public hearing to receive comments from the public and provide the notice required by state law.

The proposed Fiscal Year 2026-2027 Annual Budget reflects the City's financial plan for the fiscal year beginning October 1, 2026, and ending September 30, 2027. The proposed budget was developed based on the City's strategic priorities, anticipated revenues, departmental operating needs, capital improvement requirements, debt service obligations, and long-term financial sustainability. Throughout the budget development process, staff evaluated departmental requests, projected revenues and expenditures, and current economic conditions to prepare a balanced financial plan.

Approval of Resolution No. 850-26 acknowledges the filing of the proposed budget, calls the required public hearing, and schedules consideration and adoption of the proposed Fiscal Year 2026-2027 Annual Budget for September 17, 2026. The resolution also authorizes the City Secretary to publish the required notice of the public hearing in a newspaper of general circulation and to post the proposed budget and public hearing notice on the City's official website in accordance with Chapter 102 of the Texas Local Government Code.

The City Council will have the opportunity to receive public input during the September 17, 2026, public hearing prior to considering adoption of the Fiscal Year 2026-2027 Annual Budget.

FISCAL IMPACT

There is no direct fiscal impact associated with approval of this resolution. Approval initiates the statutory public hearing and notice requirements necessary for adoption of the Fiscal Year 2026-2027 Annual Budget. The fiscal impacts of the proposed budget will be considered by the City Council during budget adoption on September 17, 2026.

City Attorney Review: No

Attachments:

1. Res 850-26 Notices, PH on setting 2026-27 Proposed Budget

**CITY OF JUSTIN, TEXAS
RESOLUTION NO. 850-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ACCEPTING THE FILING OF THE PROPOSED FISCAL YEAR 2026-2027 ANNUAL BUDGET; CALLING A PUBLIC HEARING ON THE PROPOSED BUDGET; SCHEDULING THE CONSIDERATION AND ADOPTION OF THE PROPOSED BUDGET FOR SEPTEMBER 17, 2026; REQUIRING PUBLICATION OF NOTICE OF THE PUBLIC HEARING IN A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; REQUIRING POSTING OF THE PROPOSED BUDGET AND PUBLIC HEARING NOTICE ON THE CITY'S WEBSITE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR AN OPEN MEETINGS CLAUSE.

RECITALS

WHEREAS, the City of Justin, Texas is a Home Rule municipality located in Denton County, created in accordance with the provisions of the City Charter; and

WHEREAS, Chapter 102 of the Texas Local Government Code requires the City Manager or Budget Officer to prepare and file a proposed annual budget with the City Secretary for the ensuing fiscal year;

WHEREAS, the proposed Fiscal Year 2026-2027 Annual Budget for the City of Justin has been prepared and filed in accordance with Chapter 102 of the Texas Local Government Code;

WHEREAS, Section 102.006 of the Texas Local Government Code requires the governing body to hold a public hearing on the proposed budget before adopting the budget;

WHEREAS, Section 102.007 of the Texas Local Government Code requires notice of the public hearing to be published in a newspaper of general circulation in the municipality and for the proposed budget to be made available for public inspection;

WHEREAS, the City Council desires to receive the proposed Fiscal Year 2026-2027 Annual Budget, call the required public hearing, and schedule consideration and adoption of the budget at a meeting of the City Council; and

WHEREAS, the City Council finds that taking these actions serves the public interest and ensures compliance with the requirements of the Texas Local Government Code.

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

SECTION 1. The City Council hereby acknowledges the filing of the proposed Fiscal Year 2026-2027 Annual Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

SECTION 2. THAT The City Council hereby authorizes and calls a public hearing to be held on September 17, 2026, at or after 4:30 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 Fiscal Year 2026-2027 Annual Budget; and, upon the adjournment of the Public Hearing, the City Council will consider an ordinance adopting proposed Fiscal Year 2026-2027 Annual Budget.

SECTION 3. The City Secretary is hereby authorized and directed to publish notice of the public hearing in a newspaper of general circulation within the City in accordance with Chapter 102 of the Texas Local Government Code and to post the proposed budget and notice of the public hearing on the City's official website as required by law.

SECTION 4. It is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS ON AUGUST 13, 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 7. (CONSENT AGENDA)

Title: Consider approval of Resolution 849-26 for the placement, consideration, public hearing and adoption of the 2026 Tax Year Property Tax Rate on the City Council meeting agenda for September 17, 2026, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027; requiring publication of the notice of the 2026 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; providing an effective date; and take appropriate action.

Department: Administration

Contact: Hailey Payne, Finance Director

Recommendation:

Approve the resolution as presented.

Background:

Texas Tax Code Chapter 26 requires taxing units to comply with the Truth-in-Taxation requirements when adopting a property tax rate. The City Council must first establish a proposed tax rate, which sets the maximum tax rate that may ultimately be adopted for the fiscal year. Although the proposed tax rate establishes the maximum rate that may be adopted, the City Council may adopt a lower tax rate following the required public hearing.

On Thursday, September 17, 2026, the City Council will consider approving a proposed tax rate. Approval of the proposed tax rate establishes the highest rate that the City Council may adopt for Tax Year 2026; however, it does not prohibit the City Council from adopting a lower rate following the public hearing.

The City Council will also receive the proposed Fiscal Year 2026-2027 Annual Budget and call a public hearing on the proposed budget. The public hearing on both the proposed budget and proposed tax rate is scheduled for Thursday, September 17, 2026. In accordance with Chapter 102 of the Texas Local Government Code, notice of the budget public hearing will be published in the City's official newspaper and posted on the City's website within the timeframes required by state law.

Texas Tax Code Chapter 26 also requires a public hearing before the adoption of a tax rate that exceeds the no-new-revenue tax rate. Prior to the hearing, the City must publish the statutorily prescribed **"NOTICE OF PUBLIC HEARING ON TAX INCREASE"** at least five (5) days before the public hearing. Because the tax rate public hearing is scheduled for **Thursday, September 17, 2026**, the notice

must be published in the City's official newspaper and posted on the City's website **no later than Saturday, September 12, 2026**, in accordance with the Texas Tax Code.

If this item is approved, the City Secretary will publish the required **"NOTICE OF PUBLIC HEARING ON TAX INCREASE"** in the City's official newspaper and post the notice on the City's website in compliance with all applicable provisions of the Texas Tax Code. The language of this notice is prescribed by state law and may not be modified.

Following the public hearings on **Thursday, September 17, 2026**, the City Council is expected to consider adoption of the Fiscal Year 2026-2027 Budget and the 2026 property tax rate. State law requires the City Council to adopt the annual budget before adopting the property tax rate.

City Attorney Review: No

Attachments:

1. Resolution 849-26 Notices, PH on setting 2026 Property Tax Rate

**CITY OF JUSTIN, TEXAS
RESOLUTION NO. 849-26**

A RESOLUTION OF THE CITY OF JUSTIN, TEXAS PLACING CONSIDERATION AND ADOPTION OF THE 2026 TAX YEAR PROPERTY TAX RATE ON CITY COUNCIL MEETING AGENDA FOR SEPTEMBER 17, 2026, FOR THE CITY OF JUSTIN, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; REQUIRING PUBLICATION OF THE NOTICE OF THE 2026 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.

RECITALS

WHEREAS, the City of Justin, Texas is a Home Rule municipality located in Denton County, created in accordance with the provisions of the City Charter; and

WHEREAS, the City Council of the City of Justin, Texas will meet and determine the necessary appropriations required for Fiscal Year 2026-2027 on the 17th day of September 2026 and will determine it to be in the best interest of the citizens of Justin to propose a tax rate that is anticipated to 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 2026 Tax Year Property Tax Rate for the City of Justin, Texas on the City Council meeting agenda for September 17, 2026, at 4:30 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 17, 2026 at or after 4:30 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 2025.

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 17, 2026, 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 17, 2026, on the City's website as prescribed by Section 26 Texas Tax Code.

DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS ON AUGUST 13, 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 8. (CONSENT AGENDA)

Title: Consider approval of Resolution 851-26 authorizing the City Manager or designee to recommend members to the Capital Improvements Advisory Committee (CIAC) for City Council to review at a future date; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval.

Background:

This authorizes the City Manager or designee to bring back recommendations to the City Council at a future date.

City Attorney Review: No

Attachments:

1. Resolution 851-26 CIAC Recommendations Resolution

**CITY OF JUSTIN, TEXAS
RESOLUTION NO. 851-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO RECOMMEND MEMBERS TO THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) PURSUANT TO CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, Chapter 395 of the Texas Local Government Code authorizes municipalities to assess impact fees and requires the establishment of a Capital Improvements Advisory Committee ("CIAC") to advise and assist the City in matters relating to impact fees, land use assumptions, and capital improvements plans; and

WHEREAS, the City Council desires to establish the Capital Improvements Advisory Committee in accordance with Chapter 395 of the Texas Local Government Code; and

WHEREAS, the City Council finds that authorizing the City Manager to appoint qualified members to the Capital Improvements Advisory Committee will facilitate the timely administration of the City's impact fee program while ensuring compliance with applicable state law.

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

SECTION 1. The City Manager is hereby authorized to recommend members to the Capital Improvements Advisory Committee ("CIAC") in accordance with Chapter 395 of the Texas Local Government Code.

SECTION 2. Appointments shall be made in accordance with the membership requirements established by Chapter 395, including the appointment of representatives of the real estate, development, and building industries, as well as members of the public, as required by law.

SECTION 3. The Capital Improvements Advisory Committee shall perform the duties prescribed by Chapter 395 of the Texas Local Government Code, including reviewing and advising the City Council regarding:

- Land Use Assumptions;
- Capital Improvements Plans;
- Proposed impact fees;
- Updates to the impact fee program;
- and Other duties as required by Chapter 395.

SECTION 4. The City Manager or designee is authorized to recommend applications on subject to the requirements of Chapter 395 and any applicable City policies.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of August 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 9. (CONSENT AGENDA)

Title: Consider approval of Resolution 852-26 authorizing the City Manager and Court Judge to sign an Interlocal Cooperative Agreement with Department of Public Safety (DPS) - for City of Justin Court system to access TXCR site for electronic DL convictions; and take appropriate action.

Department: Court

Contact: Lesa Keith, Lib./Court Director

Recommendation:

Staff recommends approval of this item.

Background:

City Attorney Review: Yes

Attachments:

1. ILA AGreement with TxDPS for TXCR - Res. 852-26
2. Resolution 852-26 ILA with TX DPS for TXCR interface

INTERLOCAL COOPERATION CONTRACT

I. CONTRACTING PARTIES AND AUTHORITY

The Department of Public Safety (DPS) and the Municipal Court of Justin (City or County) are contracting under the authority of Texas Government Code Chapter 791 (the Interlocal Cooperation Act).

DPS certifies that it has the authority to contract for the Texas Conviction Reporting (TXCR) application by the authority granted in Tex. Transp. Code Chapter 543, Subchapter C.

II. BACKGROUND AND PURPOSE

DPS is legislatively required to apply all court-reported convictions to a driver record within seven days of the final disposition of conviction. Texas courts send more than 180,000 conviction records monthly. To secure personally identifiable information (PII) of drivers who are convicted in Texas courts, DPS developed a secure web-based application for Texas courts to submit electronic convictions onto a Texas driver's record and eliminate mailed or unsecured upload of conviction records.

Furthermore, DPS and Federal Motor Carrier Safety Administration's (FMCSA) common goal is to ensure and improve public safety by reducing crashes, injuries, and fatalities involving Commercial Motor Vehicles (CMV). One of the components of this effort is the appropriate and timely reporting of moving violation convictions for Commercial Driver License (CDL) holders and operators of CMVs. For DPS to be successful in its endeavor to bolster the foundation and support the priorities of the CDL program, it must have the proper tools to accomplish these goals.

III. STATEMENT OF SERVICES

DPS responsibilities are as follows.

- Provide access to the TXCR over the internet from a publicly accessible site based on authorized access granted by DPS to Court reporting personnel.
- Ensure the TXCR site is secure and meets Criminal Justice Information System (CJIS) security requirements as defined by the Federal Bureau of Investigation (FBI).
- Allow submission of convictions individually using a web-form that matches the bulk file format for ease of entry. Bulk file format will be provided to Court.
- TXCR will validate conviction data prior to inclusion to the driver's record and if data cannot be validated, will reject the submission with an opportunity for Court to correct and resubmit.
- Provide historical reports for Court to assist with timely reporting, reducing rejects and ensuring accuracy of conviction reporting.
- Provide training to Court, and include training materials and procedures on the TXCR site for 24/7 access by Court.
- TXCR Contractor will assist Court users by providing a toll-free telephone number and email, Monday through Friday from 7:00am to 8:00pm, except holidays.

Court responsibilities are as follows.

- Do not share the TXCR site information with unauthorized persons.
- Have only two authorized court personnel with access to TXCR, unless additional personnel are authorized by DPS based on business need.
- Authorized users must use Multi-Factor Authentication (MFA) to access TXCR and will be required to download an application to a cell phone to receive the MFA code before access is granted.
- Must use TXCR to upload individual convictions using a web-form or bulk upload of convictions in a pre-defined format approved by DPS. Paper forms will not be accepted.
- Must notify DPS immediately upon termination or resignation of an authorized user to allow DPS disable the account and prevent unauthorized use of TXCR.
- Submit conviction reports to TXCR within seven days from the date of conviction in compliance with Tex. Transp. Code Chapter 543, Section 543.203.

IV. CONTRACT AMOUNT AND BASIS FOR CALCULATING COSTS

DPS will provide TXCR to Court at no cost.

V. TERM OF CONTRACT AND AMENDMENTS

This contract is effective on the date of execution and will not expire except upon written request of either party with 30 calendar days' written notice. This contract may only be amended by mutual written agreement of the parties.

Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal or state law or regulations are automatically incorporated into the contract without written amendment hereto, and shall become effective on the date designated by such law or by regulation.

VI. GENERAL TERMS AND NOTICE

This Contract is governed by and construed under and in accordance with the laws of the State of Texas. The Court understands and agrees that it will comply with all local, state, and federal laws in the performance of this Contract, including administrative rules adopted by DPS.

The respective party will provide any required notice as noted in this section. Either party may change its information by giving the other party written notice and the effective date of the change.

Court	Department of Public Safety
Attn.:	Enforcement & Compliance Service
Address:	Attn: Conviction Reporting
Address:	5805 North Lamar Blvd., Bldg A
Fax:	Austin, Texas 78752-0001
Email:	(512) 424-5809 [fax]
Phone:	Data.Submission@dps.texas.gov
	(512) 424-2031

VII. CERTIFICATIONS

The parties certify that (1) the contract is authorized by the governing body of each party; and (2) the purpose, terms, rights, and duties of the parties are stated within the Contract.

The undersigned signatories have full authority to enter into this Contract on behalf of the respective Parties.

Court Authorized Signatory
Signature and Title
Date:

Department of Public Safety
Signature of Driver License Division Chief or Designee
Date:

*An additional page may be attached if more than one signature is required to execute this Contract on behalf of the Court. Each signature block must contain the person's title and date.

**CITY OF JUSTIN, TEXAS
RESOLUTION NO. 852-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC SAFETY, DRIVER LICENSE DIVISION, FOR THE FAILURE TO APPEAR PROGRAM; AUTHORIZING THE MUNICIPAL COURT OF THE CITY OF JUSTIN TO PARTICIPATE IN THE PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the “City”), operates a Municipal Court having jurisdiction over offenses within the authority granted to municipal courts under the laws of the State of Texas; and

WHEREAS, the Texas Department of Public Safety (“DPS”), Driver License Division, administers programs relating to driver license eligibility and the reporting of certain information received from Texas courts; and

WHEREAS, the City of Justin Municipal Court desires to enter into an Interlocal Cooperation Agreement with Texas DPS under the authority of Texas Government Code Chapter 791 (the Interlocal Cooperation Act); and

WHEREAS, Texas DPS has the authority to contract for the Texas Conviction Reporting (TXCR) application by the authority granted in Texas Transportation Code Chapter 543, Subchapter C; and

WHEREAS, the purpose of the agreement is to establish procedures for the electronic submission of information by the Municipal Court to DPS, or its designated vendor, regarding “real-time” upload feature that allows court users the ability to review successful submissions, prevent duplicate entries, and review rejected convictions in the manner ordered by the court, as authorized by applicable Texas law; and

WHEREAS, the City Council finds that entering into the Interlocal Cooperation Agreement will facilitate the efficient administration of the Municipal Court and assist in the City’s compliance with applicable state law and reporting requirements; and

WHEREAS, the City Council finds that the agreement is in the best interest of the City and its residents.

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

SECTION 1. The above and foregoing recitals are true and correct and are incorporated into this Resolution for all purposes.

SECTION 2. The City Council hereby authorizes and approves the City's participation in the Texas Department of Public Safety, Driver License Division, New Texas Conviction Reporting (TXCR) in accordance with applicable state law and the terms of the Interlocal Cooperation Agreement.

SECTION 3. The City Manager is hereby authorized to execute, on behalf of the City of Justin, the Interlocal Cooperation Agreement with the Texas Department of Public Safety, including any documents necessary to implement the agreement, subject to review and approval as to form by the City Attorney.

SECTION 4. The City Manager, Municipal Court Clerk, and other appropriate City officials are authorized to take all actions reasonably necessary to implement and administer the agreement on behalf of the City, consistent with applicable law and the terms of the agreement.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of August 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 10. (CONSENT AGENDA)

Title: Consider approval of Resolution 853-26, which approves a negotiated settlement between the Atmos Cities Steering Committee and the adoption of Negotiated Settlement Rates, and take appropriate action.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends approval as presented

Background:

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of \$291.1 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$273.6 million. After reviewing the filing and conducting discovery, ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$253.4 million instead of the claimed \$291.1 million.

After several settlement meetings, the parties have agreed to settle the case for \$260.5 million. This is a reduction of over \$30 million to the Company’s initial request. This includes payment of ACSC’s expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Resolution/Ordinance before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be \$44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and will be comparable to DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

Average Bill Compared to RRM Cities

RRM Cities: \$66.18 -

DARR: \$66.07 \$0.11

ATM Cities: \$67.02 (\$0.84)

Environs: \$66.07 \$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$260.5 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$291.1 million in additional system-wide revenues, the RRM settlement at \$260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$260.5 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2026. New rates become effective October 1, 2026.

City Attorney Review: Yes

Attachments:

1. .RES 853-26 Atmos Mid-Tex 2026 RRM Settlement Resolution
2. .Attachment 1_CY25 MTX RRM - Tariffs
3. .Attachment 2_CY25 MTX RRM - Pension Benchmark
4. .CY25 MTX RRM - Average Bill

**CITY OF JUSTIN, TEXAS
RESOLUTION NO. 853-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Justin, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2025; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC’s attorneys and consultants, to resolve issues identified in the Company’s RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

SECTION 1. That the findings set forth in this Resolution are hereby in all things approved.

SECTION 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

SECTION 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

SECTION 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

SECTION 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

SECTION 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

SECTION 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

SECTION 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

SECTION 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

SECTION 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED by the City Council of the City of Justin, Texas, by a vote of ____ to ____ on this the 13th day of August, 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 40.7 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 23.65	\$ 24.35	\$ 23.65	\$ 24.35	\$ 0.70	
4	Consumption Charge (Ccf)	40.7	\$ 0.74748	\$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				\$ 54.09	\$ 66.64	\$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	\$ 0.26375	\$ 0.26375	\$ 10.74	\$ 10.74	\$ -	
9	Rider GCR Part B (Ccf)	40.7	\$ 0.58642	\$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				\$ 34.62	\$ 34.62	\$ -	0.00%
11								
12	Total Base with Gas Cost				\$ 88.71	\$ 101.26	\$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	Total Residential Average Bill				\$ 94.48	\$ 107.85	\$ 13.37	14.15%
16								
17	<u>Rate C @ 372.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 94.00	\$ 115.50	\$ 94.00	\$ 115.50	\$ 21.50	
20	Consumption Charge (Ccf)	372.6	\$ 0.22261	\$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				\$ 176.95	\$ 219.03	\$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	\$ 0.26375	\$ 0.26375	\$ 98.28	\$ 98.28	\$ -	
25	Rider GCR Part B	372.6	\$ 0.40258	\$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				\$ 248.30	\$ 248.30	\$ -	0.00%
27								
28	Total Base with Gas Cost				\$ 425.25	\$ 467.33	\$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	Total Commercial Average Bill				\$ 452.93	\$ 497.75	\$ 44.82	9.90%
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1263 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	\$ 0.7678	\$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.5623	\$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
39	Total Base Rates	<u>1,263</u>			<u>\$ 2,818.62</u>	<u>\$ 3,514.88</u>	<u>\$ 696.26</u>	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	\$ 2.63750	\$ 2.63750	\$ 3,331.65	\$ 3,331.65	\$ -	
43	Rider GCR Part B (MMBtu)	1,263	\$ 0.90813	\$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				<u>\$ 4,478.78</u>	<u>\$ 4,478.78</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 7,297.41	\$ 7,993.67	\$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	Total Industrial Average Bill				<u>\$ 7,772.42</u>	<u>\$ 8,514.00</u>	<u>\$ 741.58</u>	<u>9.54%</u>
50								
51	<u>Rate T at 4935 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.7678	\$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	\$ 0.5623	\$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
57	Total Base Rates	<u>4,935</u>			<u>\$ 4,931.86</u>	<u>\$ 6,152.37</u>	<u>\$ 1,220.51</u>	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	\$ 0.90813	\$ 0.90813	\$ 4,481.46	\$ 4,481.46	\$ -	
61	Total Gas Cost				<u>\$ 4,481.46</u>	<u>\$ 4,481.46</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 9,413.33	\$ 10,633.84	\$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	Total Transportation Average Bill				<u>\$ 10,026.07</u>	<u>\$ 11,326.02</u>	<u>\$ 1,299.96</u>	<u>12.97%</u>



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (PUBLIC HEARING)

Title: Conduct a Public Hearing and consider approval of Resolution No. 854-26 approving the updated Land Use Assumptions and Roadway, Water, and Wastewater Capital Improvements Plan pursuant to Chapter 395 of the Texas Local Government Code.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff Recommends Approval.

Background:

Chapter 395 of the Texas Local Government Code establishes the procedures municipalities must follow before adopting or updating development impact fees. One of the initial requirements is the adoption of Land Use Assumptions and a Capital Improvements Plan (CIP), which serve as the planning foundation for any future impact fee program.

The City retained Westwood Professional Services to prepare updates to the City's Roadway, Water, and Wastewater Capital Improvements Plan and Land Use Assumptions. The updated documents evaluate anticipated growth, projected development patterns, and the public infrastructure improvements necessary to adequately serve future development over the planning horizon. The report includes updated population projections, identifies capital improvement projects, prioritizes improvements into four phases, and provides planning-level opinions of probable construction costs.

In accordance with Chapter 395, the City has published notice of this public hearing to consider the proposed Land Use Assumptions and Capital Improvements Plan. The published notice states that the purpose of the hearing is to consider the Land Use Assumptions and Capital Improvements Plan under which an impact fee may be imposed.

It is important to note that the City is not adopting or implementing impact fees at this meeting. Adoption of the Land Use Assumptions and Capital Improvements Plan is only one of several statutory steps required before development impact fees may be considered.

City Attorney Review: Yes

Attachments:

1. City of Justin CIP and Land Use Study
2. Resolution 854-26 CIP Land Use Assumptions

City of Justin Roadway, Water and Wastewater Capital Improvements Plan and Land Use Assumptions

JUSTIN, TEXAS

PRELIMINARY

NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY AND
IS NOT INTENDED FOR PERMITTING,
BUILDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF CHRISTOPHER J. CHA
TEXAS LICENSE NO. 112732
DATE: 05/06/2026



JUSTIN
— 1887 —

WW No. 3340-13.294
MAY 2026

PREPARED BY:

Westwood

TX REG. ENGINEERING FIRM F-11756
4060 Bryant Irvin Road, Fort Worth, Texas 76109
(817) 412-7155 Fax (817) 412-7156



May 6, 2026

Mr. Jarrod Greenwood
City Manager
City of Justin
415 N. College
Justin, Texas 76247

RE: ROADWAY, WATER AND WASTEWATER CAPITAL IMPROVEMENTS PLAN AND LAND USE
ASSUMPTIONS
City of Justin – Roadway, Water and Wastewater Capital Improvements Plan Submittal
Project No. 3340-13.294

Dear Mr. Greenwood:

In accordance with our task order, we are presenting the final findings of the City of Justin Roadway, Water and Wastewater Capital Improvements Plan(CIP). The CIP was based on the items previously identified in the Water and Wastewater Master Plan updated in 2024 along with incoming subdivisions and subsequent updates to the Master Plan and CIP. Additionally, input was received and incorporated from the City Staff on the prioritization of the identified water and wastewater improvements needed for service of the existing and future customers of the City of Justin. Existing systems and proposed improvements are shown on these maps. The report was developed using available information from City of Justin (City), Texas Commission on Environmental Quality (TCEQ), LiDAR data, the City's water and sanitary sewer maps, Texas Water Development Board (TWDB), available as-built plans, and field observations by Pacheco Koch personnel.

In accordance with Chapter 395, this report includes land use assumptions and roadway, water and wastewater capital improvement items. They are denoted whether or not they are proposed to serve existing or future development.

We appreciate the opportunity to assist the City of Justin citizens in this capital improvement planning effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Cha".

Christopher J. Cha, P.E.

Attachments

Xc: File with Attachments

I. Project Description and Summary

The City of Justin requested that Westwood Professional Services help with the revision of the City of Justin Roadway, Water and Wastewater Capital Improvements Plan. The Roadway Water and Wastewater Capital Improvements Plan, CIP, builds on the previous City of Justin Water and Wastewater Capital Improvements Plan completed in 2018 and updated in 2021 and 2024 which updated to the models to incorporate new developments and improvements to the existing system. The CIP includes the anticipated roadway, water and sewer needs for the City of Justin for the next ten (10) years (end of 2035). This Roadway, Water and Wastewater (RW&WW) CIP divides the identified roadway, water and wastewater improvements into four (4) categories or priorities. The priorities are labeled in numerical order with one being the most immediate need and four being later need. However, it must be noted that should new development or construction occur in areas that are thought to have development later on; then, the roadway, water and sanitary sewer lines are recommended to be constructed regardless of priority.

The priority for the construction is based on input from City of Justin Staff, Westwood, and City Council.

The proposed water and sanitary sewer line sizes are based on the aforementioned master plan and are sized to carry the capacity for the twenty-year growth projections¹. The roadway sizes are based on usage and the master thoroughfare plan along with the standard street sections in the TCSS. The minimum pipe sizes used for residential be eight-inches (8") and non-residential areas (commercial and industrial) be twelve-inches (12") which is alignment with the TCSS.

This CIP provides a prioritized list of improvements, opinions of probable construction cost for the proposed roadway, water and sewer improvements, and map exhibits for the proposed improvements. The priority list should be revisited on an annual or semi-annual basis depending on growth as actively updating and considering the priority list will help to provide a more accurate and usable capital improvements plan.

Finally, a copy of the Future Land Use Plan updated by Staff after the Comprehensive Plan is included in the Appendix. This Future Land Use plan was updated in 2023 and serves as the Land Use Assumptions for the CIP.

¹ Updated growth projections are taken from the Texas Water Development Board's Initially prepared 2026 Region C Water Plan Population Projections on the following page.

II. Land Use Assumptions

The Land Use Assumptions are shown in the Appendix. The area within the ETJ that is not shaded is assumed to be single family with a density of approximately 4 to 5 homes an acre. The population projections and growth in the next 10 years and beyond are shown in the table below. As previously noted, these projections are from TWDB's Initially Prepared 2026 Region C Water Plan Population Projections.

City Name	Basin	2030	2040	2050	2060
Justin	Trinity	6,949	9,741	13,654	19,140

Table 1: Population Projections for Justin from TWDB

Given that there were boundary disputes until mid-2021, these population projections do not seem to take into account the additional boundary or ETJ that the City of Justin has acquired. The City of Justin anticipates that these numbers will be updated to better show the population growth potential for the City. The City of Justin's projections are shown below given the growth anticipated and current development, we believe these projections are more in-line with the current growth.

City Name	Basin	2030	2040	2050	2060
Justin	Trinity	13,081	26,588	40,100	46,850

Table 2: Population Projections for Justin by Justin

III. Roadway, Water and Wastewater Priority List with Opinions of Probable Construction Cost

A. Roadway Improvements

The roadway improvements were based on discussion with City Staff along with the Master Thoroughfare Plan completed with the Comprehensive Plan and subsequent updates by City Staff. The roadway improvement recommendations have been limited to the appropriate service area. This is described in Local Government Code, Chapter 395 as ETJ and corporate boundaries for Water and Wastewater (where there is intent to serve) purposes and the roadway is described as corporate boundaries of the City and shall not exceed six miles. In some circumstances this can create different service areas for a City due to the six mile limitation. In the case for the City of Justin, the City Limits or corporate boundaries do not exceed six miles which does not create a conflict or need for additional service areas. There are plans to incorporate land as developments come in, as such it is wise to update the roadway portion of this CIP appropriately so that those costs become eligible. As of the date of this report, only corporate boundaries are calculated as eligible costs. However, annexing properties would still use these roads contemplated and may be subject to resulting impact fees.

The map exhibit in the Appendix and below shows the Capital Improvement Plan and the calculations for the projects themselves are included in the Appendix.

B. Water Improvements

The water system improvements were prioritized based on anticipated need and whether or not current needs were being met. Thus, a majority of the water system improvements in Priority One or two fall in Old Town highlighted in the figure below.

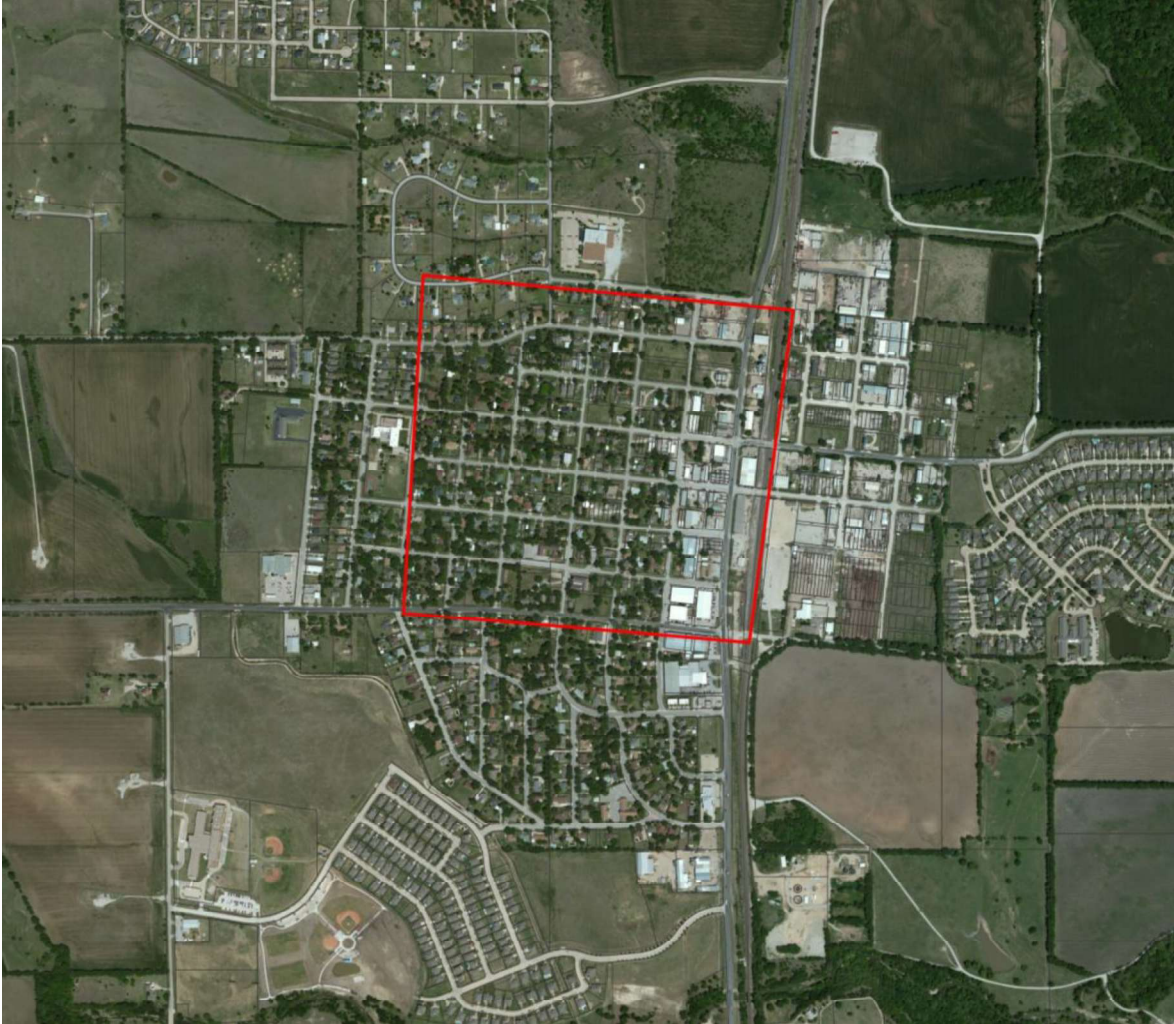


Figure 1: City of Justin – Old Town

Finally, the City of Justin secured low interest loans from the Texas Water Development Board's SWIFT program in 2017. The water mains in Old Town are eligible for replacement. This project should be completed by the end of 2026 ending the City of Justin's SWIFT Improvement Program.

In the Appendix, an updated table of demands along with number of connections can be found. This table updates the current storage capacity along with demand of existing customers.

A list of the priorities is in the Appendix along with the associated priority zone.

The opinions of probable construction cost, OPCC, are developed using 2026 dollars to include not only construction of a water line and its appurtenances but also pavement replacement where necessary. It was requested that the engineering and contingencies be included for the listed projects. The contingencies in this case include anticipated easement/right of way cost, survey, inspection and testing. Thus, these costs have been added and included as a percentage of the opinion of probable construction cost. The engineering is calculated at 15% of opinion of probable construction cost while the other contingencies are calculated at 25% of opinion of probable construction cost. Below is a sample calculation for a water line project:

$$\begin{aligned}\text{Engineering Cost} &= 0.15 * \text{Opinion of Probable Construction Cost, OPCC} \\ \text{Contingencies} &= 0.30 * \text{OPCC} \\ \text{Total Opinion of Project Cost} &= (1 + 0.15 + 0.30) * \text{OPCC} \\ \text{Total Opinion of Project Cost} &= 1.45 * \text{Opinion of Probable Construction Cost}\end{aligned}$$

Equation: Calculation of Total Opinion of Project Cost

It should be noted that the proposed water lines are broken into lines by size and location; however, grouping the water lines together into construction packages could lower the construction cost given overhead items like mobilization and project management be spread out over more linear footage of water and wastewater main. The following pages show the Total Opinion of Project Cost for each of the identified lines and are arranged by each line as if it were a separate project.

C. Wastewater Improvements

The wastewater system improvements are proposed based on the aforementioned master plan along with City input and Westwood observations.

The Timberbrook development built a lift station on the far north end of the City of Justin. This lift station is ultimately planned to serve the north side of the City and could help eliminate the lift station at 12th Street and Holloway Lift Station if mains were built to flow to the north at a depth that allowed these lift stations to flow towards the Timberbrook Lift Station.

In the Appendix, an updated table of demands along with number of connections can be found. This table updates the current storage capacity along with demand of existing customers.

The top priorities on the wastewater system are the areas which have been identified by City staff as being collapsed or in critical condition. These two lines are classified as Priority One.

Although the wastewater treatment plant is approaching the need for upgrade due to increased flow from new developments, the Trinity River Authority (TRA) intends to extend their collection system to the City of Justin. If the TRA system is in place in the near future, the City's plant will no longer be necessary. If there are delays on TRA's part, it may be necessary to perform some type of upgrade as a stop-gap measure. However, the City is working with TRA to not expand the plant and the design of the line is underway which satisfies the 75/90 rule along with construction anticipating to begin near the end of 2026 which would satisfy the 90 portion of the aforementioned rule.

Priority 2 deals with reaching the areas of anticipated growth. Additionally, there is a lift station proposed between John Wily Road and Industrial Road which would capture development south of John Wily Road and areas along Boss Range Road. It also is proposed to serve the subdivision along Pheasant Run, Gentry Drive and Hunter Drive. This would allow the customers in those areas to remove their septic systems. Additionally, it would provide sanitary sewer service for customers along FM 156 south of John Wily Road. The Appendix lists the projects and shows the CIP on a map.

III. Map Exhibits & Conclusion

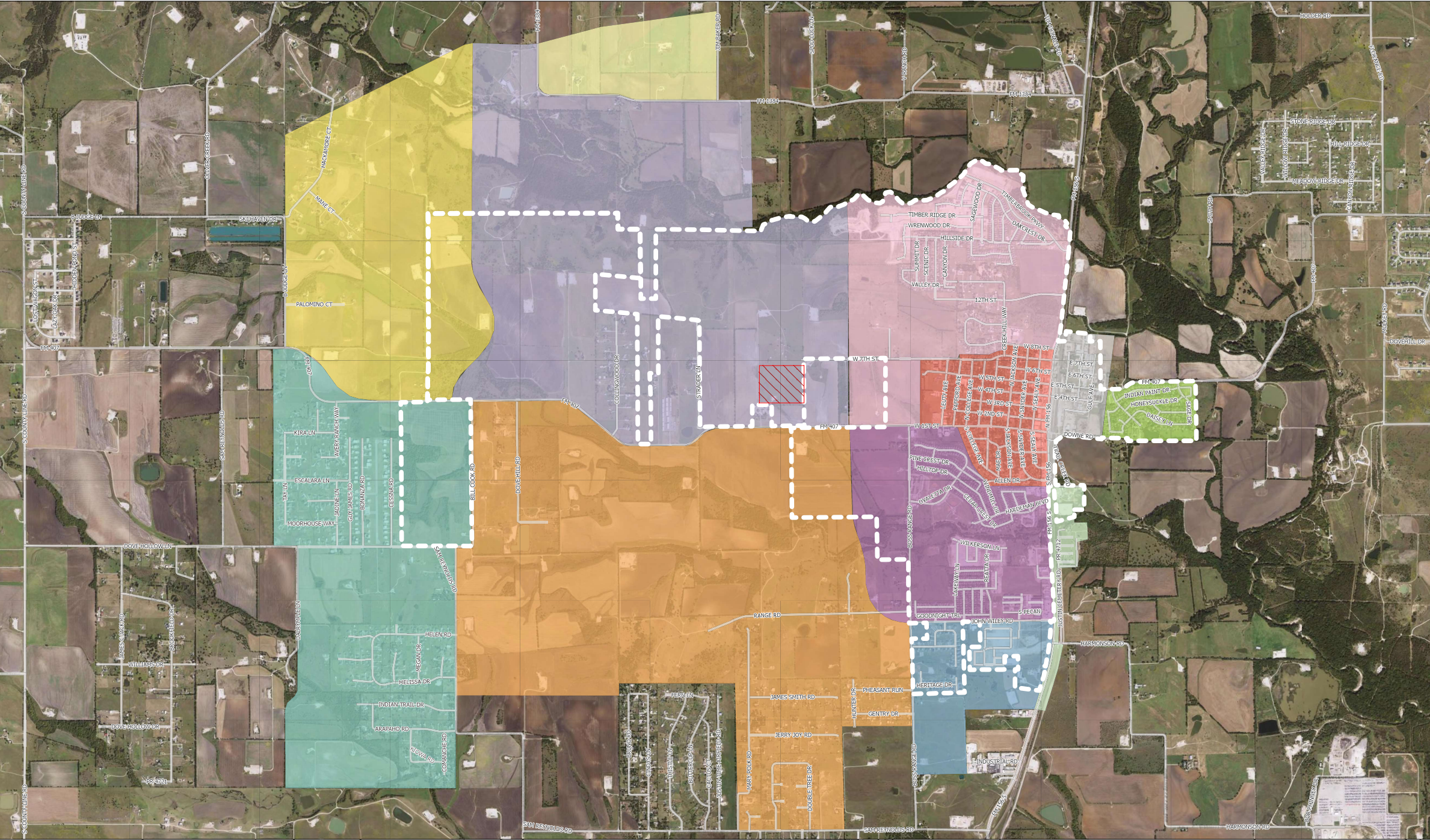
There are three Map Exhibits for the Roadway, Water and Wastewater CIP; one for the roadway improvements, one for the water system improvements and the other for the wastewater system improvements. Both maps are attached on the following pages and show the proposed lines for the ten-year water and wastewater capital improvements plan for the City of Justin. The proposed lines are broken into four priorities which correspond with the list discussed and shown in the previous section. An approximate timeline for each priority section is shown on the table to the right. It can be seen that Priority 1 is the most critical while Priority 4 is anticipated to take place in years 9 and 10 or much further down the line. The years anticipated for the growth to occur are approximate in nature and if a new development comes before the year anticipated, the proposed line should still be incorporated and built with the development.

Priority No.	Anticipated Yr.
Priority 1	0-2 Years
Priority 2	2-5 Years
Priority 3	5-8 Years
Priority 4	8-10 Years

Table: Approximate Timeline by Priority Section

As mentioned in the summary, the priority list will be dictated by growth and development, and as such it is important to update and review the priority list annually. By taking an active approach to the Capital Improvements Plan; both the City and the citizens of the City of Justin will be able to better plan for future growth.

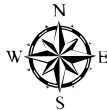
Appendix



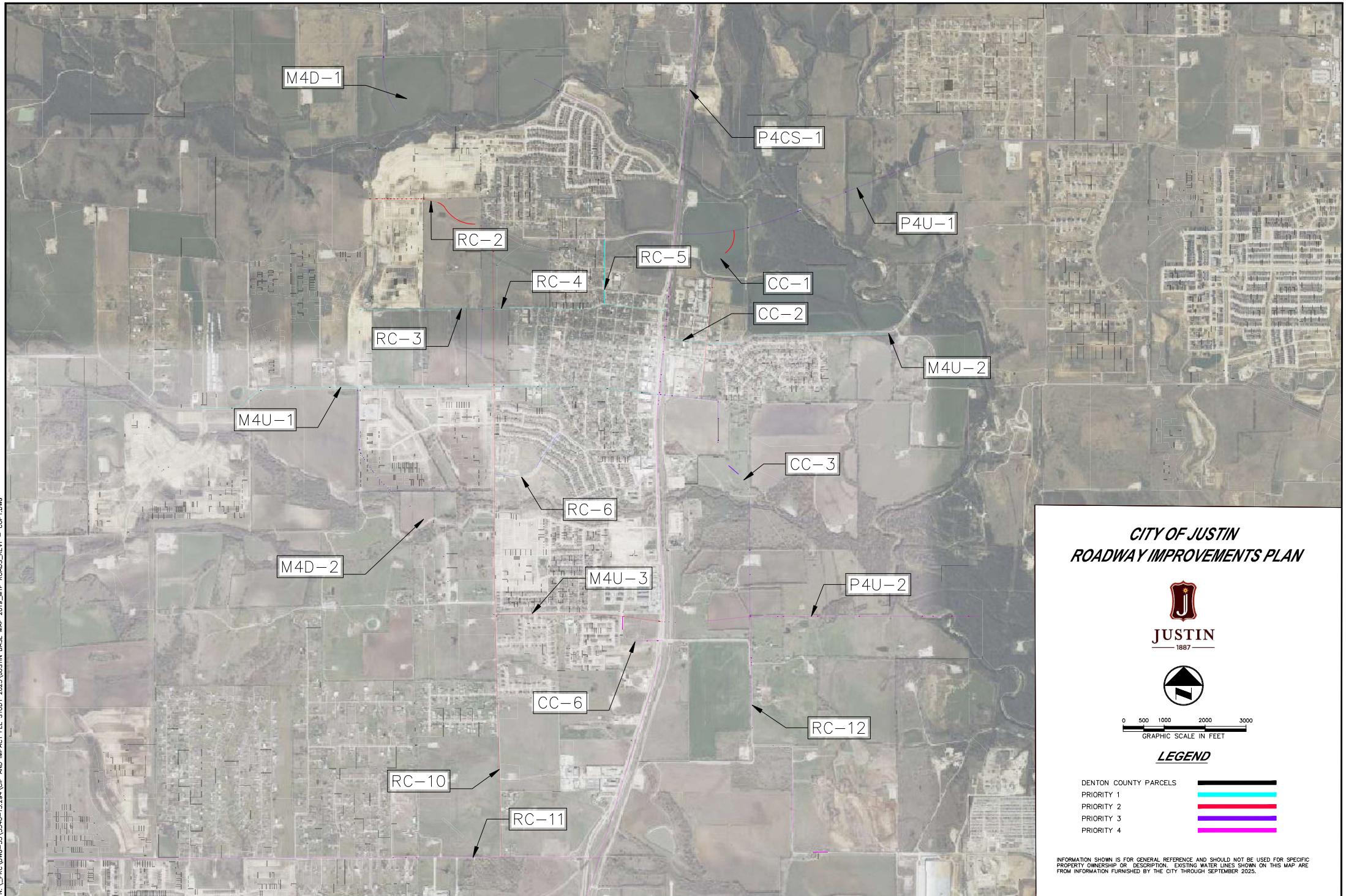
Legend

- | | | | |
|-------------------------------|---------------|-------------|-------------------------------|
| Justin City Limits
1-14-22 | The Farms | South Creek | Remembrance |
| Roads | North Creek | The Meadows | |
| The Railways | Old Town | The Ranches | |
| | South Gateway | The Timbers | |
| | | Town Square | |
| | | | Active Adult (55+ Restricted) |

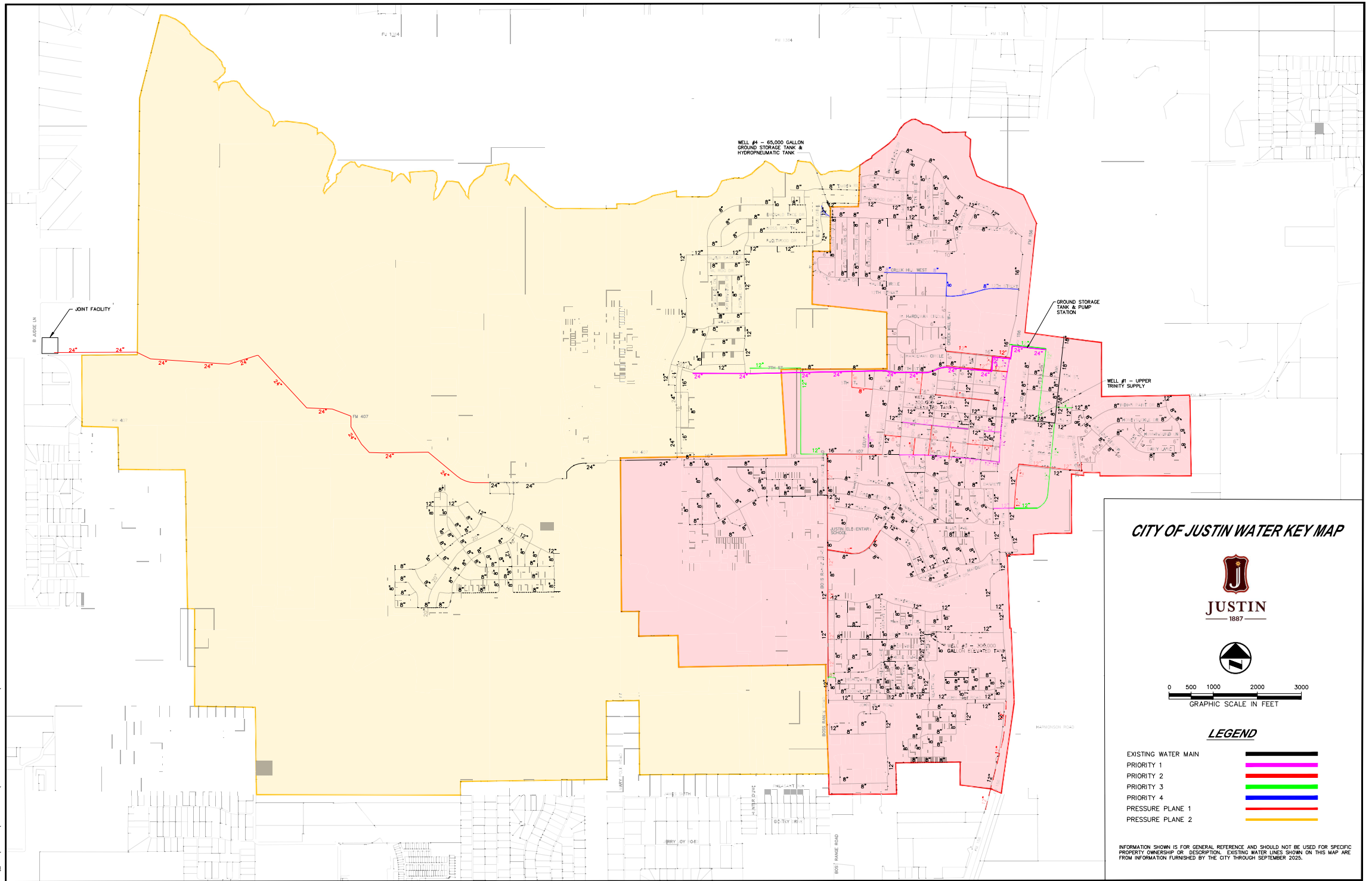
0 0.4 0.8 1.6 Miles



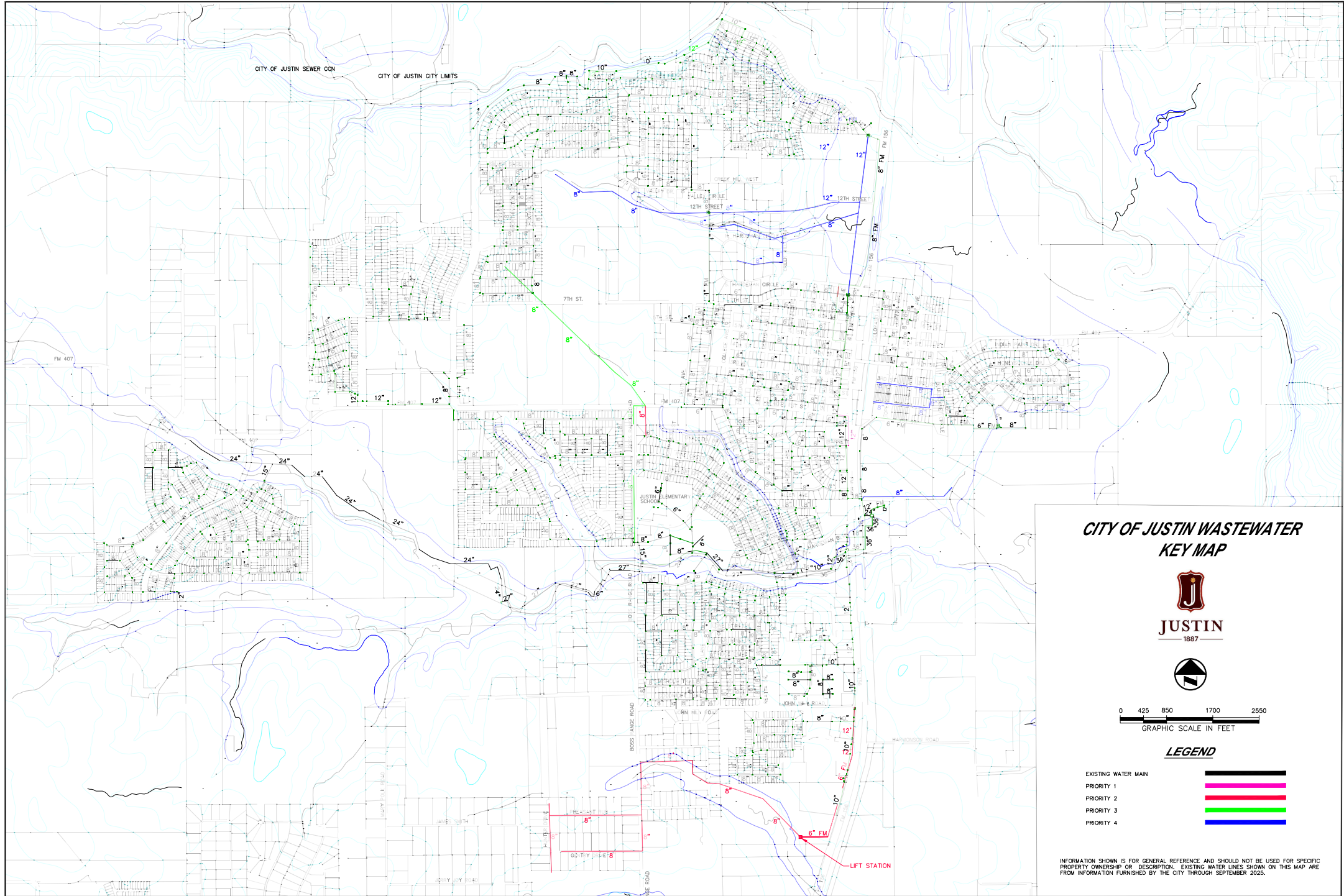
C:\PROGRAMS\06/25/2026 - 1:12PM
N:\PAC\DMC-33\3340-13284\CP AND IMPACT FEE STUDY 2025\JUSTIN BASE MAP 2019_MTP ROADS_REV1 - COPY.DWG



06/25/2026 - 1:08PM
N:\PROJECTS\33,334-13,284\GIS AND IMPACT FEE STUDY 2025\WATER MAP 2019 - COPY.DWG



08/22/2028
11:19 AM
C:\Users\jgarcia\OneDrive\Documents\2020 WASTEWATER MAP 2019 - CDP-2.MXD
C:\Users\jgarcia\OneDrive\Documents\2020 WASTEWATER MAP 2019 - CDP-2.MXD



Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: RC-2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 130,000.00	\$ 130,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 20,000.00	\$ 20,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	35	\$ 2,500.00	\$ 87,600.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	11,700	\$ 25.00	\$ 292,500.00
7	6" Min. Lime or Cement Stabilized Subgrade	SY	14,800	\$ 12.00	\$ 177,600.00
8	Lime for Subgrade	TON	266	\$ 280.00	\$ 74,565.12
9	7" Min. Reinforced Class "C" Concrete Pavement	SY	13,700	\$ 96.00	\$ 1,315,200.00
10	6" Concrete Curb	LF	7,100	\$ 10.00	\$ 71,000.00
11	4" Sidewalk	SY	1,600	\$ 65.00	\$ 104,000.00
12	4" Topsoil	SY	7,800	\$ 8.00	\$ 62,400.00
13	Block Sodding	SY	7,800	\$ 12.00	\$ 93,600.00
14	Signage and Striping	LS	1	\$ 3,500.00	\$ 3,500.00
TOTAL					\$ 2,444,965.12
30% CONTINGENCIES					\$ 734,000.00
20% ENGINEERING AND SURVEY					\$ 489,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 3,667,965.12
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 3504 FT				
4	Road assumed to be 2 lane, 36' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 6" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: RC-3

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 160,000.00	\$ 160,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 30,000.00	\$ 30,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	44	\$ 2,500.00	\$ 111,100.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	14,900	\$ 25.00	\$ 372,500.00
7	6" Min. Lime or Cement Stabilized Subgrade	SY	18,800	\$ 12.00	\$ 225,600.00
8	Lime for Subgrade	TON	338	\$ 280.00	\$ 94,568.32
9	7" Min. Reinforced Class "C" Concrete Pavement	SY	17,300	\$ 96.00	\$ 1,660,800.00
10	6" Concrete Curb	LF	8,900	\$ 10.00	\$ 89,000.00
11	4" Sidewalk	SY	2,000	\$ 65.00	\$ 130,000.00
12	4" Topsoil	SY	9,900	\$ 8.00	\$ 79,200.00
13	Block Sodding	SY	9,900	\$ 12.00	\$ 118,800.00
14	Signage and Striping	LS	1	\$ 4,500.00	\$ 4,500.00
TOTAL					\$ 3,089,068.32
30% CONTINGENCIES					\$ 927,000.00
20% ENGINEERING AND SURVEY					\$ 618,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 4,634,068.32
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 4444 FT				
4	Road assumed to be 2 lane, 36' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 6" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: RC-4

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 120,000.00	\$ 120,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 20,000.00	\$ 20,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	32	\$ 2,500.00	\$ 79,625.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	10,700	\$ 25.00	\$ 267,500.00
7	6" Min. Lime or Cement Stabilized Subgrade	SY	13,500	\$ 12.00	\$ 162,000.00
8	Lime for Subgrade	TON	242	\$ 280.00	\$ 67,776.80
9	7" Min. Reinforced Class "C" Concrete Pavement	SY	12,400	\$ 96.00	\$ 1,190,400.00
10	6" Concrete Curb	LF	6,400	\$ 10.00	\$ 64,000.00
11	4" Sidewalk	SY	1,500	\$ 65.00	\$ 97,500.00
12	4" Topsoil	SY	7,100	\$ 8.00	\$ 56,800.00
13	Block Sodding	SY	7,100	\$ 12.00	\$ 85,200.00
14	Signage and Striping	LS	1	\$ 3,500.00	\$ 3,500.00
TOTAL					\$ 2,227,301.80
30% CONTINGENCIES					\$ 669,000.00
20% ENGINEERING AND SURVEY					\$ 446,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 3,342,301.80
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 3185 FT				
4	Road assumed to be 2 lane, 36' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 6" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: RC-5

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 60,000.00	\$ 60,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 10,000.00	\$ 10,000.00
3	SWPPP	LS	1	\$ 5,000.00	\$ 5,000.00
4	Prepare Right of Way	STA	16	\$ 2,500.00	\$ 39,625.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	5,300	\$ 25.00	\$ 132,500.00
7	6" Min. Lime or Cement Stabilized Subgrade	SY	6,700	\$ 12.00	\$ 80,400.00
8	Lime for Subgrade	TON	120	\$ 280.00	\$ 33,728.80
9	7" Min. Reinforced Class "C" Concrete Pavement	SY	6,200	\$ 96.00	\$ 595,200.00
10	6" Concrete Curb	LF	3,200	\$ 10.00	\$ 32,000.00
11	4" Sidewalk	SY	800	\$ 65.00	\$ 52,000.00
12	4" Topsoil	SY	3,600	\$ 8.00	\$ 28,800.00
13	Block Sodding	SY	3,600	\$ 12.00	\$ 43,200.00
14	Signage and Striping	LS	1	\$ 2,000.00	\$ 2,000.00
TOTAL					\$ 1,117,453.80
30% CONTINGENCIES					\$ 336,000.00
20% ENGINEERING AND SURVEY					\$ 224,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 1,677,453.80
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 1585 FT				
4	Road assumed to be 2 lane, 36' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 6" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: RC-6

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 80,000.00	\$ 80,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 20,000.00	\$ 20,000.00
3	SWPPP	LS	1	\$ 5,000.00	\$ 5,000.00
4	Prepare Right of Way	STA	21	\$ 2,500.00	\$ 53,250.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	7,100	\$ 25.00	\$ 177,500.00
7	6" Min. Lime or Cement Stabilized Subgrade	SY	9,000	\$ 12.00	\$ 108,000.00
8	Lime for Subgrade	TON	162	\$ 280.00	\$ 45,326.40
9	7" Min. Reinforced Class "C" Concrete Pavement	SY	8,300	\$ 96.00	\$ 796,800.00
10	6" Concrete Curb	LF	4,300	\$ 10.00	\$ 43,000.00
11	4" Sidewalk	SY	1,000	\$ 65.00	\$ 65,000.00
12	4" Topsoil	SY	4,800	\$ 8.00	\$ 38,400.00
13	Block Sodding	SY	4,800	\$ 12.00	\$ 57,600.00
14	Signage and Striping	LS	1	\$ 2,500.00	\$ 2,500.00
TOTAL					\$ 1,495,376.40
30% CONTINGENCIES					\$ 449,000.00
20% ENGINEERING AND SURVEY					\$ 300,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 2,244,376.40
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 2130 FT				
4	Road assumed to be 2 lane, 36' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 6" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: RC-10

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 520,000.00	\$ 520,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 80,000.00	\$ 80,000.00
3	SWPPP	LS	1	\$ 30,000.00	\$ 30,000.00
4	Prepare Right of Way	STA	150	\$ 2,500.00	\$ 375,525.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	50,100	\$ 25.00	\$ 1,252,500.00
7	6" Min. Lime or Cement Stabilized Subgrade	SY	63,500	\$ 12.00	\$ 762,000.00
8	Lime for Subgrade	TON	1,142	\$ 280.00	\$ 319,646.88
9	7" Min. Reinforced Class "C" Concrete Pavement	SY	58,500	\$ 96.00	\$ 5,616,000.00
10	6" Concrete Curb	LF	30,100	\$ 10.00	\$ 301,000.00
11	4" Sidewalk	SY	6,700	\$ 65.00	\$ 435,500.00
12	4" Topsoil	SY	33,400	\$ 8.00	\$ 267,200.00
13	Block Sodding	SY	33,400	\$ 12.00	\$ 400,800.00
14	Signage and Striping	LS	1	\$ 14,500.00	\$ 14,500.00
TOTAL					\$ 10,377,671.88
30% CONTINGENCIES					\$ 3,114,000.00
20% ENGINEERING AND SURVEY					\$ 2,076,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 15,567,671.88
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 15021 FT				
4	Road assumed to be 2 lane, 36' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 6" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: RC-11

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 470,000.00	\$ 470,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 70,000.00	\$ 70,000.00
3	SWPPP	LS	1	\$ 30,000.00	\$ 30,000.00
4	Prepare Right of Way	STA	135	\$ 2,500.00	\$ 338,575.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	45,200	\$ 25.00	\$ 1,130,000.00
7	6" Min. Lime or Cement Stabilized Subgrade	SY	57,200	\$ 12.00	\$ 686,400.00
8	Lime for Subgrade	TON	1,029	\$ 280.00	\$ 288,195.04
9	7" Min. Reinforced Class "C" Concrete Pavement	SY	52,700	\$ 96.00	\$ 5,059,200.00
10	6" Concrete Curb	LF	27,100	\$ 10.00	\$ 271,000.00
11	4" Sidewalk	SY	6,100	\$ 65.00	\$ 396,500.00
12	4" Topsoil	SY	30,100	\$ 8.00	\$ 240,800.00
13	Block Sodding	SY	30,100	\$ 12.00	\$ 361,200.00
14	Signage and Striping	LS	1	\$ 13,000.00	\$ 13,000.00
TOTAL					\$ 9,357,870.04
30% CONTINGENCIES					\$ 2,808,000.00
20% ENGINEERING AND SURVEY					\$ 1,872,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 14,037,870.04
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 13543 FT				
4	Road assumed to be 2 lane, 36' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 6" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: RC-12

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 250,000.00	\$ 250,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 40,000.00	\$ 40,000.00
3	SWPPP	LS	1	\$ 15,000.00	\$ 15,000.00
4	Prepare Right of Way	STA	70	\$ 2,500.00	\$ 173,950.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	23,200	\$ 25.00	\$ 580,000.00
7	6" Min. Lime or Cement Stabilized Subgrade	SY	29,400	\$ 12.00	\$ 352,800.00
8	Lime for Subgrade	TON	529	\$ 280.00	\$ 148,066.24
9	7" Min. Reinforced Class "C" Concrete Pavement	SY	27,100	\$ 96.00	\$ 2,601,600.00
10	6" Concrete Curb	LF	14,000	\$ 10.00	\$ 140,000.00
11	4" Sidewalk	SY	3,100	\$ 65.00	\$ 201,500.00
12	4" Topsoil	SY	15,500	\$ 8.00	\$ 124,000.00
13	Block Sodding	SY	15,500	\$ 12.00	\$ 186,000.00
14	Signage and Striping	LS	1	\$ 7,000.00	\$ 7,000.00
TOTAL					\$ 4,822,916.24
30% CONTINGENCIES					\$ 1,447,000.00
20% ENGINEERING AND SURVEY					\$ 965,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 7,234,916.24
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 6958 FT				
4	Road assumed to be 2 lane, 36' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 6" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: CC-1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 170,000.00	\$ 170,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 30,000.00	\$ 30,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	43	\$ 2,500.00	\$ 107,150.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	14,300	\$ 25.00	\$ 357,500.00
7	8" Min. Lime or Cement Stabilized Subgrade	SY	20,500	\$ 12.00	\$ 246,000.00
8	Lime for Subgrade	TON	491	\$ 280.00	\$ 137,609.17
9	8" Reinforced Concrete Pavement	SY	19,100	\$ 96.00	\$ 1,833,600.00
10	6" Concrete Curb	LF	8,600	\$ 10.00	\$ 86,000.00
11	4" Sidewalk	SY	2,000	\$ 65.00	\$ 130,000.00
12	4" Topsoil	SY	7,200	\$ 8.00	\$ 57,600.00
13	Block Sodding	SY	7,200	\$ 12.00	\$ 86,400.00
14	Signage and Striping	LS	1	\$ 4,500.00	\$ 4,500.00
TOTAL					\$ 3,259,359.17
30% CONTINGENCIES					\$ 978,000.00
20% ENGINEERING AND SURVEY					\$ 652,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 4,889,359.17
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 4286 FT				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: CC-2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 40,000.00	\$ 40,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 10,000.00	\$ 10,000.00
3	SWPPP	LS	1	\$ 5,000.00	\$ 5,000.00
4	Prepare Right of Way	STA	10	\$ 2,500.00	\$ 25,875.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	3,500	\$ 25.00	\$ 87,500.00
7	8" Min. Lime or Cement Stabilized Subgrade	SY	5,000	\$ 12.00	\$ 60,000.00
8	Lime for Subgrade	TON	119	\$ 280.00	\$ 33,230.40
9	8" Reinforced Concrete Pavement	SY	4,600	\$ 96.00	\$ 441,600.00
10	6" Concrete Curb	LF	2,100	\$ 10.00	\$ 21,000.00
11	4" Sidewalk	SY	500	\$ 65.00	\$ 32,500.00
12	4" Topsoil	SY	1,800	\$ 8.00	\$ 14,400.00
13	Block Sodding	SY	1,800	\$ 12.00	\$ 21,600.00
14	Signage and Striping	LS	1	\$ 1,000.00	\$ 1,000.00
TOTAL					\$ 796,705.40
30% CONTINGENCIES					\$ 240,000.00
20% ENGINEERING AND SURVEY					\$ 160,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 1,196,705.40
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 1035 FT				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: CC-3

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 270,000.00	\$ 270,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 40,000.00	\$ 40,000.00
3	SWPPP	LS	1	\$ 15,000.00	\$ 15,000.00
4	Prepare Right of Way	STA	70	\$ 2,500.00	\$ 174,375.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	23,300	\$ 25.00	\$ 582,500.00
7	8" Min. Lime or Cement Stabilized Subgrade	SY	33,400	\$ 12.00	\$ 400,800.00
8	Lime for Subgrade	TON	800	\$ 280.00	\$ 223,944.00
9	8" Reinforced Concrete Pavement	SY	31,000	\$ 96.00	\$ 2,976,000.00
10	6" Concrete Curb	LF	14,000	\$ 10.00	\$ 140,000.00
11	4" Sidewalk	SY	3,100	\$ 65.00	\$ 201,500.00
12	4" Topsoil	SY	11,700	\$ 8.00	\$ 93,600.00
13	Block Sodding	SY	11,700	\$ 12.00	\$ 140,400.00
14	Signage and Striping	LS	1	\$ 7,000.00	\$ 7,000.00
TOTAL					\$ 5,268,119.00
30% CONTINGENCIES					\$ 1,581,000.00
20% ENGINEERING AND SURVEY					\$ 1,054,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 7,903,119.00
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 6975 FT				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: CC-6

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 60,000.00	\$ 60,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 10,000.00	\$ 10,000.00
3	SWPPP	LS	1	\$ 5,000.00	\$ 5,000.00
4	Prepare Right of Way	STA	15	\$ 2,500.00	\$ 37,050.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	5,000	\$ 25.00	\$ 125,000.00
7	8" Min. Lime or Cement Stabilized Subgrade	SY	7,100	\$ 12.00	\$ 85,200.00
8	Lime for Subgrade	TON	170	\$ 280.00	\$ 47,582.08
9	8" Reinforced Concrete Pavement	SY	6,600	\$ 96.00	\$ 633,600.00
10	6" Concrete Curb	LF	3,000	\$ 10.00	\$ 30,000.00
11	4" Sidewalk	SY	700	\$ 65.00	\$ 45,500.00
12	4" Topsoil	SY	2,500	\$ 8.00	\$ 20,000.00
13	Block Sodding	SY	2,500	\$ 12.00	\$ 30,000.00
14	Signage and Striping	LS	1	\$ 1,500.00	\$ 1,500.00
TOTAL					\$ 1,133,432.08
30% CONTINGENCIES					\$ 341,000.00
20% ENGINEERING AND SURVEY					\$ 227,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 1,701,432.08
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 1482 FT				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Min. Reinforced Class "C" Concrete Pavement and 6" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: M4D-1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 530,000.00	\$ 530,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 50,000.00	\$ 50,000.00
3	SWPPP	LS	1	\$ 20,000.00	\$ 20,000.00
4	Prepare Right of Way	STA	102	\$ 2,500.00	\$ 254,137.75
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	56,500	\$ 25.00	\$ 1,412,500.00
7	9" Min. Lime or Cement Stabilized Subgrade	SY	61,000	\$ 12.00	\$ 732,000.00
8	Lime for Subgrade	TON	1,647	\$ 280.00	\$ 461,107.53
9	8" Reinforced Concrete Pavement	SY	54,300	\$ 96.00	\$ 5,212,800.00
10	6" Concrete Curb	LF	40,700	\$ 10.00	\$ 407,000.00
11	4" Sidewalk	SY	4,600	\$ 65.00	\$ 299,000.00
12	4" Topsoil	SY	52,000	\$ 8.00	\$ 416,000.00
13	Block Sodding	SY	52,000	\$ 12.00	\$ 624,000.00
14	Signage and Striping	LS	1	\$ 10,000.00	\$ 10,000.00
TOTAL					\$ 10,431,545.28
30% CONTINGENCIES					\$ 3,130,000.00
20% ENGINEERING AND SURVEY					\$ 2,087,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 15,648,545.28
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 10165.51 FT				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 9" Min. Reinforced Class "C" Concrete Pavement and 8" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: M4D-2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 370,000.00	\$ 370,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 40,000.00	\$ 40,000.00
3	SWPPP	LS	1	\$ 15,000.00	\$ 15,000.00
4	Prepare Right of Way	STA	71	\$ 2,500.00	\$ 178,200.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	39,600	\$ 25.00	\$ 990,000.00
7	9" Min. Lime or Cement Stabilized Subgrade	SY	42,800	\$ 12.00	\$ 513,600.00
8	Lime for Subgrade	TON	1,155	\$ 280.00	\$ 323,326.08
9	8" Reinforced Concrete Pavement	SY	38,100	\$ 96.00	\$ 3,657,600.00
10	6" Concrete Curb	LF	28,600	\$ 10.00	\$ 286,000.00
11	4" Sidewalk	SY	3,200	\$ 65.00	\$ 208,000.00
12	4" Topsoil	SY	36,500	\$ 8.00	\$ 292,000.00
13	Block Sodding	SY	36,500	\$ 12.00	\$ 438,000.00
14	Signage and Striping	LS	1	\$ 7,000.00	\$ 7,000.00
TOTAL					\$ 7,321,726.08
30% CONTINGENCIES					\$ 2,197,000.00
20% ENGINEERING AND SURVEY					\$ 1,465,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 10,983,726.08
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 7128 FT				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 9" Min. Reinforced Class "C" Concrete Pavement and 8" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: M4U-1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 510,000.00	\$ 510,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 60,000.00	\$ 60,000.00
3	SWPPP	LS	1	\$ 25,000.00	\$ 25,000.00
4	Prepare Right of Way	STA	115	\$ 2,500.00	\$ 286,700.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	43,400	\$ 25.00	\$ 1,085,000.00
7	9" Min. Lime or Cement Stabilized Subgrade	SY	65,000	\$ 12.00	\$ 780,000.00
8	Lime for Subgrade	TON	1,755	\$ 280.00	\$ 491,289.12
9	8" Reinforced Concrete Pavement	SY	61,200	\$ 96.00	\$ 5,875,200.00
10	6" Concrete Curb	LF	23,000	\$ 10.00	\$ 230,000.00
11	4" Sidewalk	SY	5,100	\$ 65.00	\$ 331,500.00
12	4" Topsoil	SY	19,200	\$ 8.00	\$ 153,600.00
13	Block Sodding	SY	19,200	\$ 12.00	\$ 230,400.00
14	Signage and Striping	LS	1	\$ 11,000.00	\$ 11,000.00
TOTAL					\$ 10,072,689.12
30% CONTINGENCIES					\$ 3,022,000.00
20% ENGINEERING AND SURVEY					\$ 2,015,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 15,109,689.12
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 11468 FT				
4	Road assumed to be 4 lane, 49' B-B, ROW of 68', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Min. Reinforced Class "C" Concrete Pavement and 9" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: M4U-2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 220,000.00	\$ 220,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 30,000.00	\$ 30,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	49	\$ 2,500.00	\$ 122,550.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	18,600	\$ 25.00	\$ 465,000.00
7	9" Min. Lime or Cement Stabilized Subgrade	SY	27,800	\$ 12.00	\$ 333,600.00
8	Lime for Subgrade	TON	750	\$ 280.00	\$ 210,001.68
9	8" Reinforced Concrete Pavement	SY	26,200	\$ 96.00	\$ 2,515,200.00
10	6" Concrete Curb	LF	9,900	\$ 10.00	\$ 99,000.00
11	4" Sidewalk	SY	2,200	\$ 65.00	\$ 143,000.00
12	4" Topsoil	SY	8,200	\$ 8.00	\$ 65,600.00
13	Block Sodding	SY	8,200	\$ 12.00	\$ 98,400.00
14	Signage and Striping	LS	1	\$ 5,000.00	\$ 5,000.00
TOTAL					\$ 4,320,351.68
30% CONTINGENCIES					\$ 1,297,000.00
20% ENGINEERING AND SURVEY					\$ 865,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 6,482,351.68
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 4902 FT				
4	Road assumed to be 4 lane, 49' B-B, ROW of 68', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to each side of Roadway.				
10	Storm Inlets placed every 500', and Junction Boxes every 1,200'				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: M4U-3

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 190,000.00	\$ 190,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 20,000.00	\$ 20,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	41	\$ 2,500.00	\$ 103,325.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	15,700	\$ 25.00	\$ 392,500.00
7	9" Min. Lime or Cement Stabilized Subgrade	SY	23,500	\$ 12.00	\$ 282,000.00
8	Lime for Subgrade	TON	632	\$ 280.00	\$ 177,057.72
9	8" Reinforced Concrete Pavement	SY	22,100	\$ 96.00	\$ 2,121,600.00
10	6" Concrete Curb	LF	8,300	\$ 10.00	\$ 83,000.00
11	4" Sidewalk	SY	1,900	\$ 65.00	\$ 123,500.00
12	4" Topsoil	SY	6,900	\$ 8.00	\$ 55,200.00
13	Block Sodding	SY	6,900	\$ 12.00	\$ 82,800.00
14	Signage and Striping	LS	1	\$ 4,000.00	\$ 4,000.00
TOTAL					\$ 3,647,982.72
30% CONTINGENCIES					\$ 1,095,000.00
20% ENGINEERING AND SURVEY					\$ 730,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 5,472,982.72
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 4133 FT				
4	Road assumed to be 4 lane, 49' B-B, ROW of 68', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to each side of Roadway.				
10	Storm Inlets placed every 500', and Junction Boxes every 1,200'				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: P4U-1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 1,210,000.00	\$ 1,210,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 100,000.00	\$ 100,000.00
3	SWPPP	LS	1	\$ 40,000.00	\$ 40,000.00
4	Prepare Right of Way	STA	192	\$ 2,500.00	\$ 479,600.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	127,900	\$ 25.00	\$ 3,197,500.00
7	9" Min. Lime or Cement Stabilized Subgrade	SY	142,900	\$ 12.00	\$ 1,714,800.00
8	Lime for Subgrade	TON	3,856	\$ 280.00	\$ 1,079,675.52
9	8" Reinforced Concrete Pavement	SY	136,500	\$ 96.00	\$ 13,104,000.00
10	6" Concrete Curb	LF	38,400	\$ 10.00	\$ 384,000.00
11	4" Sidewalk	SY	8,600	\$ 65.00	\$ 559,000.00
12	4" Topsoil	SY	108,800	\$ 8.00	\$ 870,400.00
13	Block Sodding	SY	108,800	\$ 12.00	\$ 1,305,600.00
14	Signage and Striping	LS	1	\$ 18,500.00	\$ 18,500.00
TOTAL					\$ 24,066,075.52
30% CONTINGENCIES					\$ 7,220,000.00
20% ENGINEERING AND SURVEY					\$ 4,814,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 36,100,075.52
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 19184 FT				
4	Road assumed to be 4 lane, 2-33' B-B, ROW of 120', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 9" Min. Reinforced Class "C" Concrete Pavement and 8" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to one side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 03/18/2026

Road Name: P4U-2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 490,000.00	\$ 490,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 40,000.00	\$ 40,000.00
3	SWPPP	LS	1	\$ 15,000.00	\$ 15,000.00
4	Prepare Right of Way	STA	78	\$ 2,500.00	\$ 193,850.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	51,700	\$ 25.00	\$ 1,292,500.00
7	9" Min. Lime or Cement Stabilized Subgrade	SY	57,800	\$ 12.00	\$ 693,600.00
8	Lime for Subgrade	TON	1,559	\$ 280.00	\$ 436,395.12
9	8" Reinforced Concrete Pavement	SY	55,200	\$ 96.00	\$ 5,299,200.00
10	6" Concrete Curb	LF	15,600	\$ 10.00	\$ 156,000.00
11	4" Sidewalk	SY	3,500	\$ 65.00	\$ 227,500.00
12	4" Topsoil	SY	44,000	\$ 8.00	\$ 352,000.00
13	Block Sodding	SY	44,000	\$ 12.00	\$ 528,000.00
14	Signage and Striping	LS	1	\$ 7,500.00	\$ 7,500.00
TOTAL					\$ 9,734,545.12
30% CONTINGENCIES					\$ 2,921,000.00
20% ENGINEERING AND SURVEY					\$ 1,947,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 14,602,545.12
Assumptions:					
1	OPCC does not include ROW acquisition.				
2					
4	Road assumed to be 4 lane, 2-33' B-B, ROW of 120', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 9" Min. Reinforced Class "C" Concrete Pavement and 8" Min. Cement Stabilized Subgrade Typical Section.				
7	Block sodding added to each side of roadway work areas to replace existing vegetation.				
8	4' Wide Sidewalk to be added to each side of Roadway.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of Justin, Texas

PK No.: 3340-13.294

Date: 11/18/2021

Road Name: P4CS-1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 1,780,000.00	\$ 1,780,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 150,000.00	\$ 150,000.00
3	SWPPP	LS	1	\$ 60,000.00	\$ 60,000.00
4	Prepare Right of Way	STA	302	\$ 2,500.00	\$ 754,375.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	167,700	\$ 25.00	\$ 4,192,500.00
7	9" Min. Lime or Cement Stabilized Subgrade	SY	224,700	\$ 12.00	\$ 2,696,400.00
8	Lime for Subgrade	TON	6,065	\$ 280.00	\$ 1,698,240.00
9	8" Reinforced Concrete Pavement	SY	214,600	\$ 96.00	\$ 20,601,600.00
10	6" Concrete Curb	LF	60,400	\$ 10.00	\$ 604,000.00
11	4" Sidewalk	SY	13,500	\$ 65.00	\$ 877,500.00
12	4" Topsoil	SY	104,000	\$ 8.00	\$ 832,000.00
13	Block Sodding	SY	104,000	\$ 12.00	\$ 1,248,000.00
14	Signage and Striping	LS	1	\$ 29,000.00	\$ 29,000.00
TOTAL					\$ 35,526,624.00
30% CONTINGENCIES					\$ 10,658,000.00
20% ENGINEERING AND SURVEY					\$ 7,106,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 53,290,624.00
Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 30175 FT				
4	Road assumed to be 2 lane, 38' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 9" Min. Reinforced Class "C" Concrete Pavement and 8" Min. Cement Stabilized Subgrade Typical Section.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to each side of Roadway.				
10	Storm Inlets placed every 500', and Junction Boxes every 1,200'				

Preliminary Water System Improvements List
Capital Improvement Plan

	Project No.	Project Name/Location	Beginning	End	Diameter (in)	Length (LF)	Opinion of Probable Construction Cost (\$)	Total Project Cost (\$)
Priority 1	1W	Old Town along 3rd Street	Pafford Avenue	Snyder Avenue	12"	1,825	\$ 264,625.00	\$ 370,475.00
	2W	Ground Storage Tank and Pump Station from UTRWD to Timberbrook	See Attached Exhibit					\$ 29,872,200.00
	3W	Old Town along Pafford Avenue	3rd Street	FM 407 (1st Street)	12"	800	\$ 116,000.00	\$ 162,400.00
	4W	Old Town along Sealy Avenue	Barrett Drive	8th Street	12"	2,965	\$ 429,925.00	\$ 601,895.00
	5W	FM 407 South of Old Town	College Avenue	FM 156	12"	2,250	\$ 326,250.00	\$ 456,750.00
	6W	Barrett to Industrial Area along 1st Street	Barrett Drive	1st Street in Industrial Area	12"	1,825	\$ 264,625.00	\$ 370,475.00
	7W	Along Boss Range Road and FM 407	Pafford Avenue	North of Justin Elemnetary School	12"	3,400	\$ 493,000.00	\$ 690,200.00
	8W	Reatta Water Storage Improvements						\$ 6,600,000.00
	9W	Buddy Hardeman Addition along Ovaletta Drive	Boss Range Road	Ovaletta Dr	8"	1,500	\$ 172,500.00	\$ 241,500.00
	10W	1st Street East of FM-156 in the Industrial Area	FM-156 & 1st Street	East End of 1st Street connecting to Bluebonnet Circle	12"	2,325		
					8"	198	\$ 359,895.00	\$ 503,853.00
	11W	Reatta Ridge Subdivision	Boss Range Road	Loving Trail	8"	165		
					12"	40	\$ 24,775.00	\$ 34,685.00
	12W	Buddy Hardeman Addition	Boss Range Road	Hilltop Dr.	12"	1,410	\$ 204,450.00	\$ 286,230.00
	13W	Near Hardeman Circle	Creek Hill Way	FM 156	8"	1,720		

Preliminary Water System Improvements List
Capital Improvement Plan

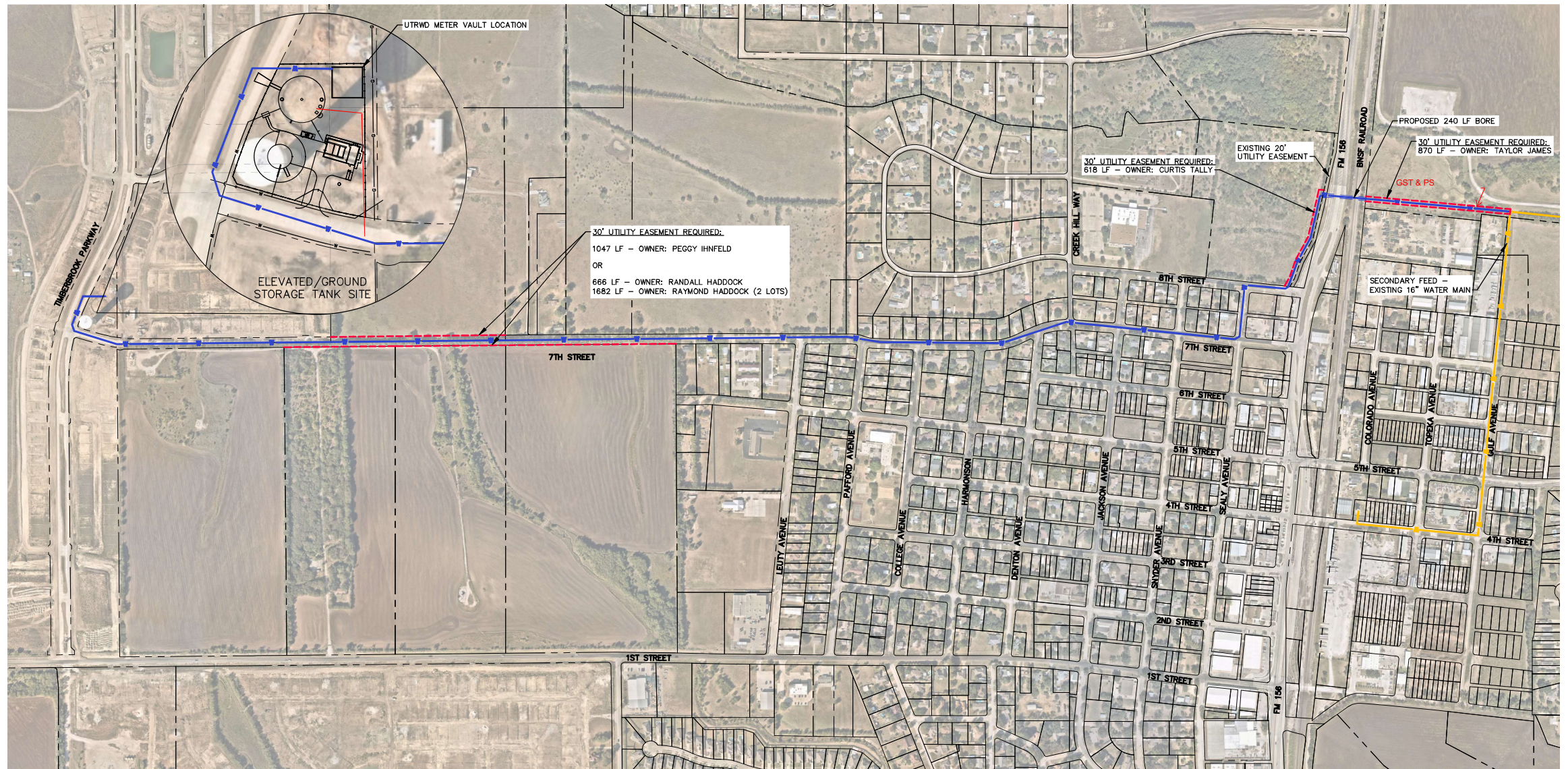
	Project No.	Project Name/Location	Beginning	End	Diameter (in)	Length (LF)	Opinion of Probable Construction Cost (\$)	Total Project Cost (\$)
Priority 3					12"	761	\$ 308,145.00	\$ 431,403.00
	14W	Industrial Area along FM 407	Gulf Avenue	Atchison Avenue	12"	370	\$ 53,650.00	\$ 75,110.00
	15W	Industrial Area Improvements	FM 156 North of 8th Street	FM 156 South of 1st Street	12"	4,937	\$ 715,865.00	\$ 1,002,211.00
	16W	Timberbrook Loop along 7th Street	Leuty	Timberbook GST	12"	4,400	\$ 638,000.00	\$ 893,200.00
	17W	Creek Hill West	Existing 6" line near Canyon Drive	12th Street	12"	1,950	\$ 282,750.00	\$ 395,850.00
Priority 4	18W	Ridgeview Estates	Creek Hill Way	FM 156	8"	2,425	\$ 278,875.00	\$ 390,425.00

Total	23,979	\$ 4,933,000	\$ 43,379,000
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Preliminary Sewer System Improvements List
Capital Improvement Plan

	Project No.	Project Name/Location	From	To	Diameter (in)	Length (LF)	Opinion of Probable Construction Cost (\$)	Total Project Cost (\$)
Priority 1	1WW	Old Town near FM 156	Barrett Drive	1st Street	12"	904	\$ 80,456.00	\$ 112,638.40
	2WW	Old Town 1st, 2nd, 3rd Street	Old town area		8"	5,500	\$ 632,500.00	\$ 632,500.00
	2WW	WWTP minor upgrade and TRA Line to Northlake	N/A	N/A			\$ -	\$ 45,000,000.00
Priority 2	3WW	Boss Range Road South of Elementary School	Existing 8" SS Near Justin Elementary	Near West End of Sewer CCN	8"	2,055	\$ 236,325.00	\$ 330,855.00
	4WW	Lift Station South of Town and 6" FM	FM 156 near the southeast corner of the Sewer CCN and the FM along FM 156		Lift Station	1 LS		
					6" FM	2,095		
					12"	900	\$ 1,016,675.00	\$ 1,423,345.00
	5WW	Huntwick Estates Addition	Hunter Drive	FM 156 and John Wily Road	8"	9,430	\$ 1,084,450.00	\$ 1,518,230.00
	6WW	Extension along Pine Crest Drive to FM 407	Pine Crest Drive	FM 407 between Leuty Ave and Boss Range Road	8"	3,980	\$ 457,700.00	\$ 640,780.00
Priority 3	7WW	Boss Range Road North of Elementary School	Existing 8" SS Near Justin Elementary	FM 407 and Boss Range Road	8"	1,243	\$ 142,945.00	\$ 200,123.00
	8WW	FM 407 West of Town	FM 407 between Leuty Ave and Boss Range Road	North of 7th Street	8"	4,026	\$ 462,990.00	\$ 648,186.00
Priority 4	9WW	South of the Industrial Area	South portion of Tract South of 1st Street	Trail Creek Lift Station	8"	1,822	\$ 209,530.00	\$ 293,342.00
	10WW	Industrial Area	Eastern End of 2nd and 3rd Street	Bluebonnet Circle	8"	2,643	\$ 303,945.00	\$ 425,523.00
	11WW	12th Street Lift Station Piping	12th Street Lift Station	West of Ridgeview Estates towards to Northwest side of the CCN	8"	4,194	\$ 482,310.00	\$ 675,234.00
	12WW	12th Street Lift Station to Oliver Creek Lift Station	Near 12th Street Lift Station	Oliver Creek Lift Station	8"	6,161	\$ 708,515.00	\$ 991,921.00
					12"	1,894	\$ 168,566.00	\$ 235,992.40
Total					46,847	\$ 5,987,000	\$ 53,128,669.80	

DRB/URTON
12/07/2022 - 4:30PM
14 JUSTIN UTRWD ALIGNMENT STUDY\UTRWD ALIGNMENT EXHIBIT.DWG



LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED UTILITY EASEMENT



0 150 300 600 900
HORIZONTAL SCALE IN FEET

PRELIMINARY

NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF DILLON R. BURTON, P.E. TEXAS REGISTRATION NO. 144901
DATE: 12/1/2022

**CITY OF JUSTIN, TEXAS
RESOLUTION NO. 854-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING UPDATED LAND USE ASSUMPTIONS AND AN UPDATED ROADWAY, WATER, AND WASTEWATER CAPITAL IMPROVEMENTS PLAN PURSUANT TO CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR INCORPORATION BY REFERENCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 395 of the Texas Local Government Code authorizes municipalities to adopt Land Use Assumptions and a Capital Improvements Plan (CIP) as a basis for the assessment of impact fees; and

WHEREAS, the City of Justin previously adopted Land Use Assumptions and a Capital Improvements Plan and has caused such documents to be reviewed and updated to reflect current development patterns, projected growth, infrastructure needs, and planned capital improvements; and

WHEREAS, Westwood Professional Services prepared the updated City of Justin Roadway, Water and Wastewater Capital Improvements Plan and Land Use Assumptions (May 2026) on behalf of the City; and

WHEREAS, the updated Land Use Assumptions establish projected population, development, and growth necessary to support the City's impact fee program, and the updated Capital Improvements Plan identifies roadway, water, and wastewater capital improvements required to serve anticipated development within the City's service areas;

WHEREAS, the City Council conducted a duly noticed public hearing regarding the proposed updates to the Land Use Assumptions and Capital Improvements Plan in accordance with Chapter 395 of the Texas Local Government Code; and

WHEREAS, the City Council finds that adoption of the updated Land Use Assumptions and Capital Improvements Plan promotes the orderly development of public infrastructure, protects the public health, safety, and welfare, and serves the best interests of the citizens of the City of Justin.

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

SECTION 1. The recitals contained herein are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. Following the required public hearing, the City Council hereby approves and adopts the updated City of Justin Roadway, Water and Wastewater Capital Improvements Plan and Land Use Assumptions, dated May 2026, prepared by Westwood Professional Services, as the City's official Land Use Assumptions and Capital Improvements Plan pursuant to Chapter 395 of the Texas Local Government Code.

SECTION 3. The City of Justin Roadway, Water and Wastewater Capital Improvements Plan and Land Use Assumptions (May 2026) is incorporated herein by reference as though fully set forth in this Resolution and shall be maintained on file in the office of the City Secretary.

SECTION 4. The City Manager, or designee, is authorized to administer and implement the adopted Land Use Assumptions and Capital Improvements Plan in accordance with Chapter 395 of the Texas Local Government Code and other applicable law.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of August 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (PUBLIC HEARING)

Title: Conduct a Public Hearing and consider adoption of Ordinance 860-26, first reading, amending Chapter 52 of the Code of Ordinances to revise the Definitions section and modify the Schedule of Uses through the adoption of an amended use chart; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration and approval.

Background:

Summary of Proposed Schedule of Uses Amendments

The proposed amendments to the Schedule of Uses represent a comprehensive update to the City's zoning use table rather than a significant change in land use policy. The revisions are intended to improve usability, modernize the Unified Development Code, and better align permitted uses with the City's current zoning districts and development objectives.

The primary changes include:

- **Reorganization of the Schedule of Uses** into a cleaner, more user-friendly format that improves readability for applicants, staff, Planning & Zoning Commission, and City Council.
 - **Removal of obsolete zoning districts and use classifications** that are no longer utilized following recent Unified Development Code updates.
 - **Integration of the Old Town zoning districts** into the updated Schedule of Uses, reflecting the adoption of the Old Town Regulatory Plan earlier this year.
 - **Refinement of permitted, conditional, and specific use permit classifications** to better reflect the intent of each zoning district while maintaining compatibility between adjacent land uses.
 - **Addition and modernization of land use categories** to better address contemporary development patterns and emerging commercial uses that were not adequately addressed in the previous ordinance.
 - **Improved consistency** between the Schedule of Uses and other sections of the Unified Development Code, reducing interpretation issues during development review.
-

Overall, the proposed amendments are intended to clarify zoning regulations, reduce ambiguity during project review, provide greater predictability for property owners and developers, and ensure the Schedule of Uses reflects the City's current planning policies and adopted zoning framework. The amendments do **not** substantially alter the City's overall land use strategy but instead refine how uses are categorized and administered.

The Commission did recommend to add a definition for Data Centers and to allow them by SUP in the LI district.

City Attorney Review: No

Attachments:

1. UDC Chart Changes
2. UDC Use Table 081326 rv1
3. UDC Definition Changes
4. Ordinance 860-26

Use Table Change Analysis

Current Code PDF vs.
Proposed UDC Use Table
dated 04/23/26

Comparison	
Primary finding	203
Prohibited → Permitted	53
Permitted → Prohibited	149
SUP → Permitted	45
Permitted → SUP	22
Prohibited → SUP	17
SUP → Prohibited	125

District Comparison	P ↔ Prohibited Changes
OT → TN	73
OT → NE	53
OT → OTC	35
OT → RM	34
LI	3
SF-RE	1
SF-1	1
SF-2	1
MM	1
MF	1

Proposed Use	District Comparison	Existing Status	Proposed Status	Change
One-family detached dwelling	OT → TN	Prohibited	P	Prohibited → Permitted
One-family detached dwelling	OT → NE	Prohibited	P	Prohibited → Permitted
One-family detached dwelling	OT → RM	Prohibited	P	Prohibited → Permitted
One-family zero lot line detached	OT → NE	Prohibited	P	Prohibited → Permitted
One-family zero lot line detached	OT → RM	Prohibited	P	Prohibited → Permitted
One-family zero lot line detached	OT → OTC	Prohibited	P	Prohibited → Permitted
One-family zero lot line attached (twin home)	OT → NE	Prohibited	P	Prohibited → Permitted
One-family zero lot line attached (twin home)	OT → RM	Prohibited	P	Prohibited → Permitted
One-family zero lot line attached (twin home)	OT → OTC	Prohibited	P	Prohibited → Permitted
One-family attached (townhouse, rowhouse)	OT → NE	Prohibited	P	Prohibited → Permitted
One-family attached (townhouse, rowhouse)	OT → RM	Prohibited	P	Prohibited → Permitted
One-family attached (townhouse, rowhouse)	OT → OTC	Prohibited	P	Prohibited → Permitted
Two-family dwelling (duplex)	OT → NE	Prohibited	P	Prohibited → Permitted
Two-family dwelling (duplex)	OT → RM	Prohibited	P	Prohibited → Permitted
Two-family dwelling (duplex)	OT → OTC	Prohibited	P	Prohibited → Permitted
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	OT → RM	Prohibited	P	Prohibited → Permitted
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	OT → OTC	Prohibited	P	Prohibited → Permitted
Multifamily dwelling, apartment	OT → RM	Prohibited	PC	Prohibited → Permitted
Multifamily dwelling, apartment	OT → OTC	Prohibited	PC	Prohibited → Permitted
Accessory Dwelling Unit	OT → TN	Prohibited	PC	Prohibited → Permitted
Accessory Dwelling Unit	OT → NE	Prohibited	P	Prohibited → Permitted
Accessory Dwelling Unit	OT → RM	Prohibited	P	Prohibited → Permitted
Accessory Dwelling Unit	OT → OTC	Prohibited	P	Prohibited → Permitted
Senior adult housing	OT → RM	Prohibited	P	Prohibited → Permitted
Museum, library or fine art center, art gallery or museum	OT → TN	P	Prohibited	Permitted → Prohibited
Nonprofit organization or institutional	OT → TN	P	Prohibited	Permitted → Prohibited
Nonprofit organization or institutional	OT → NE	P	Prohibited	Permitted → Prohibited
Nonprofit organization or institutional	OT → RM	P	Prohibited	Permitted → Prohibited
Nonprofit organization or institutional	OT → OTC	P	Prohibited	Permitted → Prohibited
Post office	OT → TN	P	Prohibited	Permitted → Prohibited
Post office	OT → NE	P	Prohibited	Permitted → Prohibited
Blood bank	OT → RM	Prohibited	PL	Prohibited → Permitted
Blood bank	OT → OTC	Prohibited	PL	Prohibited → Permitted
Health services facility; including doctor's office or medical clinic	OT → TN	P	Prohibited	Permitted → Prohibited

Proposed Use	District Comparison	Existing Status	Proposed Status	Change
Health services facility; including doctor's office or medical clinic	OT → NE	P	Prohibited	Permitted → Prohibited
Health services facility; including doctor's office or medical clinic	OT → RM	P	Prohibited	Permitted → Prohibited
Health services facility; including doctor's office or medical clinic	OT → OTC	P	Prohibited	Permitted → Prohibited
Hospital	OT → RM	Prohibited	PL	Prohibited → Permitted
Hospital	OT → OTC	Prohibited	PL	Prohibited → Permitted
Massage therapy and spa	OT → TN	P	Prohibited	Permitted → Prohibited
Country club (private)	OT → TN	P	Prohibited	Permitted → Prohibited
Country club (public)	OT → TN	P	Prohibited	Permitted → Prohibited
Country club (public)	OT → RM	P	Prohibited	Permitted → Prohibited
Country club (public)	OT → OTC	P	Prohibited	Permitted → Prohibited
Golf course (public)	OT → TN	P	Prohibited	Permitted → Prohibited
Golf course (public)	OT → NE	P	Prohibited	Permitted → Prohibited
Golf course (public)	OT → RM	P	Prohibited	Permitted → Prohibited
Golf course (public)	OT → OTC	P	Prohibited	Permitted → Prohibited
Outdoor amusement	OT → RM	Prohibited	PL	Prohibited → Permitted
Outdoor amusement	OT → OTC	Prohibited	P	Prohibited → Permitted
Tennis or swim club	OT → TN	P	Prohibited	Permitted → Prohibited
Institutions of religious or philanthropic nature	OT → TN	P	Prohibited	Permitted → Prohibited
Amusement, indoor	OT → TN	P	Prohibited	Permitted → Prohibited
Amusement, indoor	OT → NE	P	Prohibited	Permitted → Prohibited
Batting cages, indoor	OT → TN	P	Prohibited	Permitted → Prohibited
Batting cages, indoor	OT → NE	P	Prohibited	Permitted → Prohibited
Bowling alley	OT → TN	P	Prohibited	Permitted → Prohibited
Bowling alley	OT → NE	P	Prohibited	Permitted → Prohibited
Club, commercial or business	OT → TN	P	Prohibited	Permitted → Prohibited
Club, commercial or business	OT → NE	P	Prohibited	Permitted → Prohibited
Dance hall	OT → TN	P	Prohibited	Permitted → Prohibited
Dance hall	OT → NE	P	Prohibited	Permitted → Prohibited
Fairground or exhibition area	OT → TN	P	Prohibited	Permitted → Prohibited
Fairground or exhibition area	OT → NE	P	Prohibited	Permitted → Prohibited
Go-cart track	OT → RM	Prohibited	P	Prohibited → Permitted
Go-cart track	OT → OTC	Prohibited	PL	Prohibited → Permitted
Health or recreation club	OT → TN	P	Prohibited	Permitted → Prohibited
Health or recreation club	OT → NE	P	Prohibited	Permitted → Prohibited
Indoor recreation	OT → TN	P	Prohibited	Permitted → Prohibited

Proposed Use	District Comparison	Existing Status	Proposed Status	Change
Indoor recreation	OT → NE	P	Prohibited	Permitted → Prohibited
Lodge or civic club	OT → TN	P	Prohibited	Permitted → Prohibited
Lodge or civic club	OT → NE	P	Prohibited	Permitted → Prohibited
Museum/cultural facility	OT → TN	P	Prohibited	Permitted → Prohibited
Micro-brewery	OT → TN	P	Prohibited	Permitted → Prohibited
Micro-brewery	OT → NE	P	Prohibited	Permitted → Prohibited
Restaurant without drive-through-service, café, cafeteria	OT → TN	P	Prohibited	Permitted → Prohibited
Restaurant with drive-through service (fast food)	LI	P	Prohibited	Permitted → Prohibited
Hotel, motel or inn	OT → TN	P	Prohibited	Permitted → Prohibited
Bank, financial institution	OT → TN	P	Prohibited	Permitted → Prohibited
Offices, professional and administrative	OT → TN	P	Prohibited	Permitted → Prohibited
Animal hospital	OT → TN	P	Prohibited	Permitted → Prohibited
Antique shop or resale	OT → TN	P	Prohibited	Permitted → Prohibited
Bakery, retail sales	OT → TN	P	Prohibited	Permitted → Prohibited
Barber or beauty shop	OT → TN	P	Prohibited	Permitted → Prohibited
Boat rental or sales	OT → NE	Prohibited	PL	Prohibited → Permitted
Boat rental or sales	OT → RM	Prohibited	PL	Prohibited → Permitted
Book, stationery stores or newsstand	OT → TN	P	Prohibited	Permitted → Prohibited
Book, stationery stores or newsstand	OT → NE	P	Prohibited	Permitted → Prohibited
Book, stationery stores or newsstand	OT → RM	P	Prohibited	Permitted → Prohibited
Book, stationery stores or newsstand	OT → OTC	P	Prohibited	Permitted → Prohibited
Business college or commercial school	OT → TN	P	Prohibited	Permitted → Prohibited
Business college or commercial school	OT → NE	P	Prohibited	Permitted → Prohibited
Business college or commercial school	OT → RM	P	Prohibited	Permitted → Prohibited
Business college or commercial school	OT → OTC	P	Prohibited	Permitted → Prohibited
Caterer or wedding service	OT → TN	P	Prohibited	Permitted → Prohibited
Caterer or wedding service	OT → OTC	P	Prohibited	Permitted → Prohibited
Clothing/wearing apparel sales, new	OT → TN	P	Prohibited	Permitted → Prohibited
Clothing/wearing apparel sales, new	OT → NE	P	Prohibited	Permitted → Prohibited
Clothing/wearing apparel sales, new	OT → OTC	P	Prohibited	Permitted → Prohibited
Convenience store (no gas pumps)	OT → TN	P	Prohibited	Permitted → Prohibited
Convenience store (no gas pumps)	OT → NE	P	Prohibited	Permitted → Prohibited
Copy store or commercial print without off-set printing	OT → TN	P	Prohibited	Permitted → Prohibited
Copy store or commercial print without off-set printing	OT → NE	P	Prohibited	Permitted → Prohibited

Proposed Use	District Comparison	Existing Status	Proposed Status	Change
Dance studio	OT → TN	P	Prohibited	Permitted → Prohibited
Dance studio	OT → NE	P	Prohibited	Permitted → Prohibited
Drapery shop	OT → TN	P	Prohibited	Permitted → Prohibited
Drapery shop	OT → NE	P	Prohibited	Permitted → Prohibited
Drapery shop	OT → RM	P	Prohibited	Permitted → Prohibited
Drapery shop	OT → OTC	P	Prohibited	Permitted → Prohibited
Dressmaking, custom; millinery shop	OT → TN	P	Prohibited	Permitted → Prohibited
Dressmaking, custom; millinery shop	OT → NE	P	Prohibited	Permitted → Prohibited
Dressmaking, custom; millinery shop	OT → RM	P	Prohibited	Permitted → Prohibited
Dressmaking, custom; millinery shop	OT → OTC	P	Prohibited	Permitted → Prohibited
Freestanding department store	OT → TN	PC	Prohibited	Permitted → Prohibited
Freestanding department store	OT → NE	PC	Prohibited	Permitted → Prohibited
General merchandise store	OT → TN	PC	Prohibited	Permitted → Prohibited
Greenhouse or nursery for retail plant sales	OT → TN	P	Prohibited	Permitted → Prohibited
Gunsmithing, repairs or sales	OT → TN	P	Prohibited	Permitted → Prohibited
Gunsmithing, repairs or sales	OT → NE	P	Prohibited	Permitted → Prohibited
Handicraft shop	OT → TN	P	Prohibited	Permitted → Prohibited
Hardware store	OT → TN	PC	Prohibited	Permitted → Prohibited
Home improvement superstore	OT → RM	Prohibited	P	Prohibited → Permitted
Home improvement superstore	OT → OTC	Prohibited	PL	Prohibited → Permitted
Interior decorating	OT → TN	PC	Prohibited	Permitted → Prohibited
Interior decorating	OT → NE	PC	Prohibited	Permitted → Prohibited
Large retail store	OT → TN	PC	Prohibited	Permitted → Prohibited
Large retail store	OT → NE	PC	Prohibited	Permitted → Prohibited
Laundry or dry-cleaning collection office	OT → TN	P	Prohibited	Permitted → Prohibited
Laundry or dry-cleaning collection office	OT → NE	P	Prohibited	Permitted → Prohibited
Laundry, dry cleaning or washeteria	OT → TN	P	Prohibited	Permitted → Prohibited
Laundry, dry cleaning or washeteria	OT → NE	P	Prohibited	Permitted → Prohibited
Leather goods shop	OT → TN	P	Prohibited	Permitted → Prohibited
Locksmith	OT → TN	P	Prohibited	Permitted → Prohibited
Locksmith	OT → OTC	P	Prohibited	Permitted → Prohibited
Medical supplies/equipment sales or rental	OT → TN	P	Prohibited	Permitted → Prohibited
Medical supplies/equipment sales or rental	OT → NE	P	Prohibited	Permitted → Prohibited
Newspaper distribution center	OT → TN	P	Prohibited	Permitted → Prohibited
Newspaper distribution center	OT → NE	P	Prohibited	Permitted → Prohibited
Newspaper distribution center	OT → RM	P	Prohibited	Permitted → Prohibited
Newspaper distribution center	OT → OTC	P	Prohibited	Permitted → Prohibited
Optician	OT → TN	P	Prohibited	Permitted → Prohibited

Proposed Use	District Comparison	Existing Status	Proposed Status	Change
Optician	OT → OTC	P	Prohibited	Permitted → Prohibited
Pet day care	OT → TN	P	Prohibited	Permitted → Prohibited
Pet day care	OT → NE	P	Prohibited	Permitted → Prohibited
Pet day care	OT → RM	P	Prohibited	Permitted → Prohibited
Pet day care	OT → OTC	P	Prohibited	Permitted → Prohibited
Pharmacy/drugstore with or without drive-through	OT → TN	PC	Prohibited	Permitted → Prohibited
Photograph, portrait/camera shop or photo finishing	OT → TN	P	Prohibited	Permitted → Prohibited
Plumbing shop	OT → TN	P	Prohibited	Permitted → Prohibited
Plumbing shop	OT → NE	P	Prohibited	Permitted → Prohibited
Plumbing shop	OT → RM	P	Prohibited	Permitted → Prohibited
Plumbing shop	OT → OTC	P	Prohibited	Permitted → Prohibited
Recording studio	OT → TN	P	Prohibited	Permitted → Prohibited
Recording studio	OT → NE	P	Prohibited	Permitted → Prohibited
Saddle or harness, repair or sales	OT → TN	P	Prohibited	Permitted → Prohibited
Saddle or harness, repair or sales	OT → NE	P	Prohibited	Permitted → Prohibited
Shoeshine shop	OT → TN	P	Prohibited	Permitted → Prohibited
Shoeshine shop	OT → NE	P	Prohibited	Permitted → Prohibited
Studio, music, art or photography	OT → TN	P	Prohibited	Permitted → Prohibited
Studio, music, art or photography	OT → NE	P	Prohibited	Permitted → Prohibited
Studio for radio or television	OT → TN	P	Prohibited	Permitted → Prohibited
Studio for radio or television	OT → NE	P	Prohibited	Permitted → Prohibited
Tailor, clothing or apparel shop	OT → TN	P	Prohibited	Permitted → Prohibited
New auto accessory and parts sales store	OT → TN	P	Prohibited	Permitted → Prohibited
New auto accessory and parts sales store	OT → NE	P	Prohibited	Permitted → Prohibited
New auto accessory and parts sales store	OT → RM	P	Prohibited	Permitted → Prohibited
New auto accessory and parts sales store	OT → OTC	P	Prohibited	Permitted → Prohibited
Carpet and rug cleaning	OT → TN	P	Prohibited	Permitted → Prohibited
Carpet and rug cleaning	OT → NE	P	Prohibited	Permitted → Prohibited
Carpet and rug cleaning	OT → RM	P	Prohibited	Permitted → Prohibited
Carpet and rug cleaning	OT → OTC	P	Prohibited	Permitted → Prohibited
Coffee Roasting	OT → TN	PC	Prohibited	Permitted → Prohibited
Coffee Roasting	OT → NE	PC	Prohibited	Permitted → Prohibited
Furniture or cabinet repair or construction	OT → TN	P	Prohibited	Permitted → Prohibited
Furniture or cabinet repair or construction	OT → NE	P	Prohibited	Permitted → Prohibited
Furniture or cabinet repair or construction	OT → OTC	P	Prohibited	Permitted → Prohibited

Proposed Use	District Comparison	Existing Status	Proposed Status	Change
Storage and repair of furniture & appliances inside a building	OT → TN	P	Prohibited	Permitted → Prohibited
Storage and repair of furniture & appliances inside a building	OT → NE	P	Prohibited	Permitted → Prohibited
Storage and repair of furniture & appliances inside a building	OT → RM	P	Prohibited	Permitted → Prohibited
Storage and repair of furniture & appliances inside a building	OT → OTC	P	Prohibited	Permitted → Prohibited
Monument work, finishing, carving, sales	OT → RM	Prohibited	PL	Prohibited → Permitted
Monument work, finishing, carving, sales	OT → OTC	Prohibited	PL	Prohibited → Permitted
Printing, lithographing, bookbinding, newspapers or publishing	OT → NE	Prohibited	PL	Prohibited → Permitted
Printing, lithographing, bookbinding, newspapers or publishing	OT → RM	Prohibited	PL	Prohibited → Permitted
Printing, lithographing, bookbinding, newspapers or publishing	OT → OTC	Prohibited	PL	Prohibited → Permitted
Scientific and research labs	OT → NE	Prohibited	PL	Prohibited → Permitted
Scientific and research labs	OT → RM	Prohibited	PL	Prohibited → Permitted
Railroad or bus passenger station	LI	Prohibited	P	Prohibited → Permitted
Urban Agriculture	OT → TN	P	Prohibited	Permitted → Prohibited
Accessory use or building	SF-RE	Prohibited	P	Prohibited → Permitted
Accessory use or building	SF-1	Prohibited	P	Prohibited → Permitted
Accessory use or building	SF-2	Prohibited	P	Prohibited → Permitted
Accessory use or building	MM	Prohibited	P	Prohibited → Permitted
Accessory use or building	MF	Prohibited	P	Prohibited → Permitted
Accessory use or building	OT → TN	Prohibited	P	Prohibited → Permitted
Accessory use or building	OT → NE	Prohibited	P	Prohibited → Permitted
Accessory use or building	OT → RM	Prohibited	P	Prohibited → Permitted
Accessory use or building	OT → OTC	Prohibited	P	Prohibited → Permitted
Outside storage, screened\$	OT → TN	P	Prohibited	Permitted → Prohibited
Outside storage, screened\$	OT → NE	P	Prohibited	Permitted → Prohibited
Outside storage, screened\$	OT → RM	P	Prohibited	Permitted → Prohibited
Outside storage, screened\$	OT → OTC	P	Prohibited	Permitted → Prohibited

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
One-family detached dwelling	OT → TN	Prohibited	P	Prohibited → Permitted	One-family detached dwelling	100	1
One-family detached dwelling	OT → NE	Prohibited	P	Prohibited → Permitted	One-family detached dwelling	100	1
One-family detached dwelling	OT → RM	Prohibited	P	Prohibited → Permitted	One-family detached dwelling	100	1
One-family zero lot line detached	OT → NE	Prohibited	P	Prohibited → Permitted	One-family zero lot line detached	100	1
One-family zero lot line detached	OT → RM	Prohibited	P	Prohibited → Permitted	One-family zero lot line detached	100	1
One-family zero lot line detached	OT → OTC	Prohibited	P	Prohibited → Permitted	One-family zero lot line detached	100	1
One-family zero lot line attached (twin home)	OT → NE	Prohibited	P	Prohibited → Permitted	One-family zero lot line attached (twin home)	100	1
One-family zero lot line attached (twin home)	OT → RM	Prohibited	P	Prohibited → Permitted	One-family zero lot line attached (twin home)	100	1
One-family zero lot line attached (twin home)	OT → OTC	Prohibited	P	Prohibited → Permitted	One-family zero lot line attached (twin home)	100	1
One-family attached (townhouse, rowhouse)	OT → NE	Prohibited	P	Prohibited → Permitted	One-family attached (townhouse, rowhouse)	100	1
One-family attached (townhouse, rowhouse)	OT → RM	Prohibited	P	Prohibited → Permitted	One-family attached (townhouse, rowhouse)	100	1
One-family attached (townhouse, rowhouse)	OT → OTC	Prohibited	P	Prohibited → Permitted	One-family attached (townhouse, rowhouse)	100	1
Two-family dwelling (duplex)	OT → NE	Prohibited	P	Prohibited → Permitted	Two-family dwelling (duplex)	100	1
Two-family dwelling (duplex)	OT → RM	Prohibited	P	Prohibited → Permitted	Two-family dwelling (duplex)	100	1
Two-family dwelling (duplex)	OT → OTC	Prohibited	P	Prohibited → Permitted	Two-family dwelling (duplex)	100	1
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	OT → RM	Prohibited	P	Prohibited → Permitted	Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	90.5982906	1
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	OT → OTC	Prohibited	P	Prohibited → Permitted	Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	90.5982906	1
Multifamily dwelling, apartment	OT → RM	Prohibited	PC	Prohibited → Permitted	Multifamily dwelling, apartment	100	2
Multifamily dwelling, apartment	OT → OTC	Prohibited	PC	Prohibited → Permitted	Multifamily dwelling, apartment	100	2
Accessory Dwelling Unit	OT → TN	Prohibited	PC	Prohibited → Permitted	Accessory Dwelling Unit	100	2
Accessory Dwelling Unit	OT → NE	Prohibited	P	Prohibited → Permitted	Accessory Dwelling Unit	100	2
Accessory Dwelling Unit	OT → RM	Prohibited	P	Prohibited → Permitted	Accessory Dwelling Unit	100	2
Accessory Dwelling Unit	OT → OTC	Prohibited	P	Prohibited → Permitted	Accessory Dwelling Unit	100	2
Senior adult housing	OT → RM	Prohibited	P	Prohibited → Permitted	Senior adult housing	100	2
Group home	OT → NE	Prohibited	S	Prohibited → SUP	Group home	100	3
Group home	OT → RM	Prohibited	S	Prohibited → SUP	Group home	100	3
Halfway house	OT → TN	S	Prohibited	SUP → Prohibited	Halfway house	100	3
Halfway house	OT → NE	S	Prohibited	SUP → Prohibited	Halfway house	100	3
Halfway house	OT → RM	S	Prohibited	SUP → Prohibited	Halfway house	100	3
Halfway house	OT → OTC	S	Prohibited	SUP → Prohibited	Halfway house	100	3
Shelter	OT → TN	S	Prohibited	SUP → Prohibited	Shelter	100	3
Shelter	OT → NE	S	Prohibited	SUP → Prohibited	Shelter	100	3
Shelter	OT → RM	S	Prohibited	SUP → Prohibited	Shelter	100	3
Shelter	OT → OTC	S	Prohibited	SUP → Prohibited	Shelter	100	3
Home for care of alcoholic, narcotic or psychiatric patients	OT → TN	S	Prohibited	SUP → Prohibited	Home for care of alcoholic, narcotic or psychiatric patients	100	3
Home for care of alcoholic, narcotic or psychiatric patients	OT → NE	S	Prohibited	SUP → Prohibited	Home for care of alcoholic, narcotic or psychiatric patients	100	3
Home for care of alcoholic, narcotic or psychiatric patients	OT → RM	S	Prohibited	SUP → Prohibited	Home for care of alcoholic, narcotic or psychiatric patients	100	3

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Home for care of alcoholic, narcotic or psychiatric patients	OT → OTC	S	Prohibited	SUP → Prohibited	Home for care of alcoholic, narcotic or psychiatric patients	100	3
College, university or private school	OT → TN	P	S	Permitted → SUP	College, university or private school	100	3
College, university or private school	OT → NE	P	S	Permitted → SUP	College, university or private school	100	3
College, university or private school	OT → RM	P	S	Permitted → SUP	College, university or private school	100	3
College, university or private school	OT → OTC	P	S	Permitted → SUP	College, university or private school	100	3
Day care center (child or adult)	OT → TN	P	S	Permitted → SUP	Day care center (child or adult)	100	3
Day care center (child or adult)	OT → NE	P	S	Permitted → SUP	Day care center (child or adult)	100	3
Day care center (child or adult)	OT → RM	P	PL	Permitted standard changed	Day care center (child or adult)	100	3
Day care center (child or adult)	OT → OTC	P	PL	Permitted standard changed	Day care center (child or adult)	100	3
School, elementary or secondary (public or private)	OT → NE	P	PL	Permitted standard changed	School, elementary or secondary (public or private)	100	3
School, elementary or secondary (public or private)	OT → RM	P	PL	Permitted standard changed	School, elementary or secondary (public or private)	100	3
School, elementary or secondary (public or private)	OT → OTC	P	PL	Permitted standard changed	School, elementary or secondary (public or private)	100	3
Trade and commercial schools	OT → TN	S	Prohibited	SUP → Prohibited	Trade and commercial schools	100	3
Trade and commercial schools	OT → NE	S	Prohibited	SUP → Prohibited	Trade and commercial schools	100	3
Trade and commercial schools	OT → RM	S	PL	SUP → Permitted	Trade and commercial schools	100	3
Trade and commercial schools	OT → OTC	S	PL	SUP → Permitted	Trade and commercial schools	100	3
Museum, library or fine art center, art gallery or museum	OT → TN	P	Prohibited	Permitted → Prohibited	Museum, library or fine art center, art gallery or museum	100	4
Nonprofit organization or institutional	OT → TN	P	Prohibited	Permitted → Prohibited	Nonprofit organization or institutional	100	4
Nonprofit organization or institutional	OT → NE	P	Prohibited	Permitted → Prohibited	Nonprofit organization or institutional	100	4
Nonprofit organization or institutional	OT → RM	P	Prohibited	Permitted → Prohibited	Nonprofit organization or institutional	100	4
Nonprofit organization or institutional	OT → OTC	P	Prohibited	Permitted → Prohibited	Nonprofit organization or institutional	100	4
Post office	OT → TN	P	Prohibited	Permitted → Prohibited	Post office	100	4
Post office	OT → NE	P	Prohibited	Permitted → Prohibited	Post office	100	4
Blood bank	OT → RM	Prohibited	PL	Prohibited → Permitted	Blood bank	100	5
Blood bank	OT → OTC	Prohibited	PL	Prohibited → Permitted	Blood bank	100	5
Care facility	OT → TN	S	Prohibited	SUP → Prohibited	Care facility	100	5
Care facility	OT → NE	S	Prohibited	SUP → Prohibited	Care facility	100	5
Care facility	OT → RM	S	PL	SUP → Permitted	Care facility	100	5
Care facility	OT → OTC	S	PL	SUP → Permitted	Care facility	100	5
Health services facility; including doctor's office or medical clinic	OT → TN	P	Prohibited	Permitted → Prohibited	Health services facility; including doctor's office or medical clinic	100	5
Health services facility; including doctor's office or medical clinic	OT → NE	P	Prohibited	Permitted → Prohibited	Health services facility; including doctor's office or medical clinic	100	5

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Health services facility; including doctor's office or medical clinic	OT → RM	P	Prohibited	Permitted → Prohibited	Health services facility; including doctor's office or medical clinic	100	5
Health services facility; including doctor's office or medical clinic	OT → OTC	P	Prohibited	Permitted → Prohibited	Health services facility; including doctor's office or medical clinic	100	5
Hospital	OT → RM	Prohibited	PL	Prohibited → Permitted	Hospital	100	5
Hospital	OT → OTC	Prohibited	PL	Prohibited → Permitted	Hospital	100	5
Massage therapy and spa	OT → TN	P	Prohibited	Permitted → Prohibited	Massage therapy and spa	100	5
Massage therapy and spa	OT → OTC	P	PL	Permitted standard changed	Massage therapy and spa	100	5
Nursing home (with full medical services)	OT → TN	S	Prohibited	SUP → Prohibited	Nursing home (with full medical services)	100	5
Country club (private)	OT → TN	P	Prohibited	Permitted → Prohibited	Country club (private)	100	6
Country club (public)	OT → TN	P	Prohibited	Permitted → Prohibited	Country club (public)	100	6
Country club (public)	OT → NE	P	S	Permitted → SUP	Country club (public)	100	6
Country club (public)	OT → RM	P	Prohibited	Permitted → Prohibited	Country club (public)	100	6
Country club (public)	OT → OTC	P	Prohibited	Permitted → Prohibited	Country club (public)	100	6
Day camp	OT → NE	Prohibited	S	Prohibited → SUP	Day camp	100	6
Golf course (public)	OT → TN	P	Prohibited	Permitted → Prohibited	Golf course (public)	100	6
Golf course (public)	OT → NE	P	Prohibited	Permitted → Prohibited	Golf course (public)	100	6
Golf course (public)	OT → RM	P	Prohibited	Permitted → Prohibited	Golf course (public)	100	6
Golf course (public)	OT → OTC	P	Prohibited	Permitted → Prohibited	Golf course (public)	100	6
Outdoor amusement	OT → RM	Prohibited	PL	Prohibited → Permitted	Outdoor amusement	100	6
Outdoor amusement	OT → OTC	Prohibited	P	Prohibited → Permitted	Outdoor amusement	100	6
Recreation or amusement establishment	OT → NE	Prohibited	S	Prohibited → SUP	Recreation or amusement establishment	100	6
Recreation or amusement establishment	OT → RM	Prohibited	S	Prohibited → SUP	Recreation or amusement establishment	100	6
Recreation or amusement establishment	OT → OTC	Prohibited	S	Prohibited → SUP	Recreation or amusement establishment	100	6
Tennis or swim club	OT → TN	P	Prohibited	Permitted → Prohibited	Tennis or swim club	100	6
Tennis or swim club	OT → NE	P	PL	Permitted standard changed	Tennis or swim club	100	6
Tennis or swim club	OT → RM	P	PL	Permitted standard changed	Tennis or swim club	100	6
Tennis or swim club	OT → OTC	P	PL	Permitted standard changed	Tennis or swim club	100	6
Institutions of religious or philanthropic nature	OT → TN	P	Prohibited	Permitted → Prohibited	Institutions of religious or philanthropic nature	100	7
Institutions of religious or philanthropic nature	OT → NE	P	PL	Permitted standard changed	Institutions of religious or philanthropic nature	100	7
Institutions of religious or philanthropic nature	OT → RM	P	PL	Permitted standard changed	Institutions of religious or philanthropic nature	100	7
Institutions of religious or philanthropic nature	OT → OTC	P	PL	Permitted standard changed	Institutions of religious or philanthropic nature	100	7
Place of worship (primary use)	SF-RE	S	Prohibited	SUP → Prohibited	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	SF-1	S	Prohibited	SUP → Prohibited	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	SF-2	S	Prohibited	SUP → Prohibited	Place of worship (auxiliary use)	87.0967742	7

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Place of worship (primary use)	NO → NC	P	S	Permitted → SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	RO → RC	P	S	Permitted → SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	MU	P	S	Permitted → SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	OT → NE	Prohibited	S	Prohibited → SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	OT → RM	Prohibited	S	Prohibited → SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	OT → OTC	Prohibited	S	Prohibited → SUP	Place of worship (auxiliary use)	87.0967742	7
Electric power substation	MF	P	S	Permitted → SUP	Electric power substation	100	7
Electric power substation	NO → NC	P	S	Permitted → SUP	Electric power substation	100	7
Electric power substation	RO → RC	P	S	Permitted → SUP	Electric power substation	100	7
Electric power substation	MU	P	S	Permitted → SUP	Electric power substation	100	7
Electric power substation	LI	P	S	Permitted → SUP	Electric power substation	100	7
Electric power substation	OT → TN	P	S	Permitted → SUP	Electric power substation	100	7
Electric power substation	OT → NE	P	S	Permitted → SUP	Electric power substation	100	7
Electric power substation	OT → RM	P	S	Permitted → SUP	Electric power substation	100	7
Electric power substation	OT → OTC	P	S	Permitted → SUP	Electric power substation	100	7
Amusement, indoor	OT → TN	P	Prohibited	Permitted → Prohibited	Amusement, indoor	100	8
Amusement, indoor	OT → NE	P	Prohibited	Permitted → Prohibited	Amusement, indoor	100	8
Amusement, indoor	OT → OTC	P	PL	Permitted standard changed	Amusement, indoor	100	8
Amusement, outdoor	OT → TN	S	Prohibited	SUP → Prohibited	Amusement, outdoor	100	8
Amusement, outdoor	OT → NE	S	Prohibited	SUP → Prohibited	Amusement, outdoor	100	8
Amusement, outdoor	OT → RM	S	P	SUP → Permitted	Amusement, outdoor	100	8
Amusement, outdoor	OT → OTC	S	PL	SUP → Permitted	Amusement, outdoor	100	8
Baseball/softball facility (commercial)	OT → TN	S	Prohibited	SUP → Prohibited	Baseball/softball facility (commercial)	100	8
Baseball/softball facility (commercial)	OT → NE	S	Prohibited	SUP → Prohibited	Baseball/softball facility (commercial)	100	8
Baseball/softball facility (commercial)	OT → RM	S	P	SUP → Permitted	Baseball/softball facility (commercial)	100	8
Baseball/softball facility (commercial)	OT → OTC	S	PL	SUP → Permitted	Baseball/softball facility (commercial)	100	8
Batting cages, indoor	OT → TN	P	Prohibited	Permitted → Prohibited	Batting cages, indoor	100	8
Batting cages, indoor	OT → NE	P	Prohibited	Permitted → Prohibited	Batting cages, indoor	100	8
Batting cages, indoor	OT → OTC	P	PL	Permitted standard changed	Batting cages, indoor	100	8
Bowling alley	OT → TN	P	Prohibited	Permitted → Prohibited	Bowling alley	100	8
Bowling alley	OT → NE	P	Prohibited	Permitted → Prohibited	Bowling alley	100	8
Bowling alley	OT → OTC	P	PL	Permitted standard changed	Bowling alley	100	8
Club, commercial or business	OT → TN	P	Prohibited	Permitted → Prohibited	Club, commercial or business	100	9
Club, commercial or business	OT → NE	P	Prohibited	Permitted → Prohibited	Club, commercial or business	100	9
Club, commercial or business	OT → OTC	P	PL	Permitted standard changed	Club, commercial or business	100	9
Dance hall	OT → TN	P	Prohibited	Permitted → Prohibited	Dance hall	100	9
Dance hall	OT → NE	P	Prohibited	Permitted → Prohibited	Dance hall	100	9

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Dance hall	OT → OTC	P	PL	Permitted standard changed	Dance hall	100	9
Drive-in theater	OT → TN	S	Prohibited	SUP → Prohibited	Drive-in theater	100	9
Drive-in theater	OT → NE	S	Prohibited	SUP → Prohibited	Drive-in theater	100	9
Drive-in theater	OT → RM	S	P	SUP → Permitted	Drive-in theater	100	9
Drive-in theater	OT → OTC	S	PL	SUP → Permitted	Drive-in theater	100	9
Fairground or exhibition area	OT → TN	P	Prohibited	Permitted → Prohibited	Fairground or exhibition area	100	9
Fairground or exhibition area	OT → NE	P	Prohibited	Permitted → Prohibited	Fairground or exhibition area	100	9
Fairground or exhibition area	OT → OTC	P	PL	Permitted standard changed	Fairground or exhibition area	100	9
Gambling facility (including bingo and 8-liners)	OT → TN	S	Prohibited	SUP → Prohibited	Gambling facility (including bingo and 8-liners)	100	9
Gambling facility (including bingo and 8-liners)	OT → NE	S	Prohibited	SUP → Prohibited	Gambling facility (including bingo and 8-liners)	100	9
Go-cart track	OT → RM	Prohibited	P	Prohibited → Permitted	Go-cart track	100	9
Go-cart track	OT → OTC	Prohibited	PL	Prohibited → Permitted	Go-cart track	100	9
Health or recreation club	OT → TN	P	Prohibited	Permitted → Prohibited	Health or recreation club	100	9
Health or recreation club	OT → NE	P	Prohibited	Permitted → Prohibited	Health or recreation club	100	9
Health or recreation club	OT → OTC	P	PL	Permitted standard changed	Health or recreation club	100	9
Indoor recreation	OT → TN	P	Prohibited	Permitted → Prohibited	Indoor recreation	100	9
Indoor recreation	OT → NE	P	Prohibited	Permitted → Prohibited	Indoor recreation	100	9
Indoor recreation	OT → OTC	P	PL	Permitted standard changed	Indoor recreation	100	9
Lodge or civic club	OT → TN	P	Prohibited	Permitted → Prohibited	Lodge or civic club	100	9
Lodge or civic club	OT → NE	P	Prohibited	Permitted → Prohibited	Lodge or civic club	100	9
Lodge or civic club	OT → OTC	P	PL	Permitted standard changed	Lodge or civic club	100	9
Museum/cultural facility	OT → TN	P	Prohibited	Permitted → Prohibited	Museum/cultural facility	100	9
Museum/cultural facility	OT → NE	P	PL	Permitted standard changed	Museum/cultural facility	100	9
Museum/cultural facility	OT → OTC	P	PL	Permitted standard changed	Museum/cultural facility	100	9
Micro-brewery	OT → TN	P	Prohibited	Permitted → Prohibited	Micro-brewery	100	10
Micro-brewery	OT → NE	P	Prohibited	Permitted → Prohibited	Micro-brewery	100	10
Micro-brewery	OT → OTC	P	PL	Permitted standard changed	Micro-brewery	100	10
Restaurant without drive-through-service, café, cafeteria	OT → TN	P	Prohibited	Permitted → Prohibited	Restaurant without drive- through service, café, cafeteria	85.2173913	10
Restaurant without drive-through-service, café, cafeteria	OT → NE	P	PL	Permitted standard changed	Restaurant without drive- through service, café, cafeteria	85.2173913	10
Restaurant with drive-through service (fast food)	LI	P	Prohibited	Permitted → Prohibited	Restaurant with drive- through service (fast food)	84.8484848	10
Restaurant with drive-through service (fast food)	OT → TN	S	Prohibited	SUP → Prohibited	Restaurant with drive- through service (fast food)	84.8484848	10

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Restaurant with drive-through service (fast food)	OT → NE	S	Prohibited	SUP → Prohibited	Restaurant with drive- through service (fast food)	84.8484848	10
Shooting or weapons firing range	OT → TN	S	Prohibited	SUP → Prohibited	Shooting or weapons firing range	100	10
Shooting or weapons firing range	OT → NE	S	Prohibited	SUP → Prohibited	Shooting or weapons firing range	100	10
Shooting or weapons firing range	OT → RM	S	Prohibited	SUP → Prohibited	Shooting or weapons firing range	100	10
Shooting or weapons firing range	OT → OTC	S	Prohibited	SUP → Prohibited	Shooting or weapons firing range	100	10
Swimming pool, commercial	OT → TN	S	Prohibited	SUP → Prohibited	Swimming pool, commercial	100	10
Swimming pool, commercial	OT → NE	S	Prohibited	SUP → Prohibited	Swimming pool, commercial	100	10
Swimming pool, commercial	OT → RM	S	P	SUP → Permitted	Swimming pool, commercial	100	10
Swimming pool, commercial	OT → OTC	S	P	SUP → Permitted	Swimming pool, commercial	100	10
Theater, movie theater or auditorium	OT → TN	S	Prohibited	SUP → Prohibited	Theater, movie theater or auditorium	100	10
Theater, movie theater or auditorium	OT → NE	S	Prohibited	SUP → Prohibited	Theater, movie theater or auditorium	100	10
Bed and breakfast inn	OT → TN	S	Prohibited	SUP → Prohibited	Bed and breakfast inn	100	11
Bed and breakfast inn	OT → NE	S	PL	SUP → Permitted	Bed and breakfast inn	100	11
Bed and breakfast inn	OT → RM	S	P	SUP → Permitted	Bed and breakfast inn	100	11
Bed and breakfast inn	OT → OTC	S	P	SUP → Permitted	Bed and breakfast inn	100	11
Hotel, motel or inn	OT → TN	P	Prohibited	Permitted → Prohibited	Hotel, motel or inn	100	11
Hotel, motel or inn	OT → NE	P	PL	Permitted standard changed	Hotel, motel or inn	100	11
Hotel, motel or inn	OT → OTC	P	S	Permitted → SUP	Hotel, motel or inn	100	11
Recreational vehicle park	OT → TN	S	Prohibited	SUP → Prohibited	Recreational vehicle park	100	11
Recreational vehicle park	OT → NE	S	Prohibited	SUP → Prohibited	Recreational vehicle park	100	11
Recreational vehicle park	OT → RM	S	Prohibited	SUP → Prohibited	Recreational vehicle park	100	11
Recreational vehicle park	OT → OTC	S	Prohibited	SUP → Prohibited	Recreational vehicle park	100	11
Bank, financial institution	OT → TN	P	Prohibited	Permitted → Prohibited	Bank, financial institution	100	11
Bank, financial institution	OT → NE	P	PL	Permitted standard changed	Bank, financial institution	100	11
Bank, financial institution	OT → OTC	P	PC	Permitted standard changed	Bank, financial institution	100	11
Lending institutions	OT → TN	S	Prohibited	SUP → Prohibited	Lending institutions	100	11
Lending institutions	OT → NE	S	Prohibited	SUP → Prohibited	Lending institutions	100	11
Lending institutions	OT → RM	S	Prohibited	SUP → Prohibited	Lending institutions	100	11
Lending institutions	OT → OTC	S	Prohibited	SUP → Prohibited	Lending institutions	100	11
Offices, professional and administrative	OT → TN	P	Prohibited	Permitted → Prohibited	Offices, professional and administrative	100	11
Offices, professional and administrative	OT → NE	P	PL	Permitted standard changed	Offices, professional and administrative	100	11
Offices, professional and administrative	OT → OTC	P	PL	Permitted standard changed	Offices, professional and administrative	100	11
Animal hospital	OT → TN	P	Prohibited	Permitted → Prohibited	Animal hospital	100	11
Animal hospital	OT → NE	P	PL	Permitted standard changed	Animal hospital	100	11
Animal hospital	OT → OTC	P	PL	Permitted standard changed	Animal hospital	100	11

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Antique shop or resale	OT → TN	P	Prohibited	Permitted → Prohibited	Antique shop	75	11
Antique shop or resale	OT → NE	P	PL	Permitted standard changed	Antique shop	75	11
Antique shop or resale	OT → OTC	P	PL	Permitted standard changed	Antique shop	75	11
Appliance, sales, supply or repair	OT → TN	S	Prohibited	SUP → Prohibited	Appliance, sales, supply or repair	100	11
Appliance, sales, supply or repair	OT → NE	S	PL	SUP → Permitted	Appliance, sales, supply or repair	100	11
Appliance, sales, supply or repair	OT → RM	S	P	SUP → Permitted	Appliance, sales, supply or repair	100	11
Appliance, sales, supply or repair	OT → OTC	S	PL	SUP → Permitted	Appliance, sales, supply or repair	100	11
Bakery, retail sales	OT → TN	P	Prohibited	Permitted → Prohibited	Bakery, retail sales	100	11
Bakery, retail sales	OT → NE	P	PL	Permitted standard changed	Bakery, retail sales	100	11
Bakery, retail sales	OT → OTC	P	PL	Permitted standard changed	Bakery, retail sales	100	11
Barber or beauty shop	OT → TN	P	Prohibited	Permitted → Prohibited	Barber or beauty shop	100	12
Barber or beauty shop	OT → NE	P	PL	Permitted standard changed	Barber or beauty shop	100	12
Barber or beauty shop	OT → OTC	P	PL	Permitted standard changed	Barber or beauty shop	100	12
Boat rental or sales	OT → NE	Prohibited	PL	Prohibited → Permitted	Boat rental or sales	100	12
Boat rental or sales	OT → RM	Prohibited	PL	Prohibited → Permitted	Boat rental or sales	100	12
Book, stationery stores or newsstand	OT → TN	P	Prohibited	Permitted → Prohibited	Book, stationery stores or newsstand	100	12
Book, stationery stores or newsstand	OT → NE	P	Prohibited	Permitted → Prohibited	Book, stationery stores or newsstand	100	12
Book, stationery stores or newsstand	OT → RM	P	Prohibited	Permitted → Prohibited	Book, stationery stores or newsstand	100	12
Book, stationery stores or newsstand	OT → OTC	P	Prohibited	Permitted → Prohibited	Book, stationery stores or newsstand	100	12
Building material and lumber stores	OT → TN	S	Prohibited	SUP → Prohibited	Building material and lumber stores	100	12
Building material and lumber stores	OT → NE	S	Prohibited	SUP → Prohibited	Building material and lumber stores	100	12
Building material and lumber stores	OT → RM	S	Prohibited	SUP → Prohibited	Building material and lumber stores	100	12
Building material and lumber stores	OT → OTC	S	Prohibited	SUP → Prohibited	Building material and lumber stores	100	12
Business college or commercial school	OT → TN	P	Prohibited	Permitted → Prohibited	Business college or commercial school	100	12
Business college or commercial school	OT → NE	P	Prohibited	Permitted → Prohibited	Business college or commercial school	100	12
Business college or commercial school	OT → RM	P	Prohibited	Permitted → Prohibited	Business college or commercial school	100	12
Business college or commercial school	OT → OTC	P	Prohibited	Permitted → Prohibited	Business college or commercial school	100	12
Candy or cake shop	OT → TN	S	Prohibited	SUP → Prohibited	Candy or cake shop	100	12
Candy or cake shop	OT → NE	S	PL	SUP → Permitted	Candy or cake shop	100	12
Candy or cake shop	OT → RM	S	P	SUP → Permitted	Candy or cake shop	100	12
Candy or cake shop	OT → OTC	S	PL	SUP → Permitted	Candy or cake shop	100	12
Caterer or wedding service	OT → TN	P	Prohibited	Permitted → Prohibited	Caterer or wedding service	100	12
Caterer or wedding service	OT → NE	P	PL	Permitted standard changed	Caterer or wedding service	100	12
Caterer or wedding service	OT → OTC	P	Prohibited	Permitted → Prohibited	Caterer or wedding service	100	12
Clothing/wearing apparel sales, new	OT → TN	P	Prohibited	Permitted → Prohibited	Clothing/wearing apparel sales, new	100	12

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Clothing/wearing apparel sales, new	OT → NE	P	Prohibited	Permitted → Prohibited	Clothing/wearing apparel sales, new	100	12
Clothing/wearing apparel sales, new	OT → OTC	P	Prohibited	Permitted → Prohibited	Clothing/wearing apparel sales, new	100	12
Convenience store (no gas pumps)	OT → TN	P	Prohibited	Permitted → Prohibited	Convenience store (no gas pumps)	100	13
Convenience store (no gas pumps)	OT → NE	P	Prohibited	Permitted → Prohibited	Convenience store (no gas pumps)	100	13
Copy store or commercial print without off-set printing	OT → TN	P	Prohibited	Permitted → Prohibited	Copy store or commercial print without off-set printing	100	13
Copy store or commercial print without off-set printing	OT → NE	P	Prohibited	Permitted → Prohibited	Copy store or commercial print without off-set printing	100	13
Copy store or commercial print without off-set printing	OT → OTC	P	PL	Permitted standard changed	Copy store or commercial print without off-set printing	100	13
Dance studio	OT → TN	P	Prohibited	Permitted → Prohibited	Dance studio	100	13
Dance studio	OT → NE	P	Prohibited	Permitted → Prohibited	Dance studio	100	13
Dance studio	OT → OTC	P	PL	Permitted standard changed	Dance studio	100	13
Dog training school	OT → TN	S	Prohibited	SUP → Prohibited	Dog training school	100	13
Dog training school	OT → NE	S	Prohibited	SUP → Prohibited	Dog training school	100	13
Dog training school	OT → RM	S	Prohibited	SUP → Prohibited	Dog training school	100	13
Dog training school	OT → OTC	S	Prohibited	SUP → Prohibited	Dog training school	100	13
Drapery shop	OT → TN	P	Prohibited	Permitted → Prohibited	Drapery shop	100	13
Drapery shop	OT → NE	P	Prohibited	Permitted → Prohibited	Drapery shop	100	13
Drapery shop	OT → RM	P	Prohibited	Permitted → Prohibited	Drapery shop	100	13
Drapery shop	OT → OTC	P	Prohibited	Permitted → Prohibited	Drapery shop	100	13
Dressmaking, custom; millinery shop	OT → TN	P	Prohibited	Permitted → Prohibited	Dressmaking, custom; millinery shop	100	13
Dressmaking, custom; millinery shop	OT → NE	P	Prohibited	Permitted → Prohibited	Dressmaking, custom; millinery shop	100	13
Dressmaking, custom; millinery shop	OT → RM	P	Prohibited	Permitted → Prohibited	Dressmaking, custom; millinery shop	100	13
Dressmaking, custom; millinery shop	OT → OTC	P	Prohibited	Permitted → Prohibited	Dressmaking, custom; millinery shop	100	13
Freestanding department store	OT → TN	PC	Prohibited	Permitted → Prohibited	Freestanding department store	100	13
Freestanding department store	OT → NE	PC	Prohibited	Permitted → Prohibited	Freestanding department store	100	13
Freestanding department store	OT → RM	PC	P	Permitted standard changed	Freestanding department store	100	13
Freestanding department store	OT → OTC	PC	PL	Permitted standard changed	Freestanding department store	100	13
Furniture sales, new and used (office or residential) in a building	OT → TN	S	Prohibited	SUP → Prohibited	Furniture sales, new and used (office or residential) in a building	100	14
Furniture sales, new and used (office or residential) in a building	OT → NE	S	Prohibited	SUP → Prohibited	Furniture sales, new and used (office or residential) in a building	100	14
Furniture sales, new and used (office or residential) in a building	OT → RM	S	P	SUP → Permitted	Furniture sales, new and used (office or residential) in a building	100	14
Furniture sales, new and used (office or residential) in a building	OT → OTC	S	PL	SUP → Permitted	Furniture sales, new and used (office or residential) in a building	100	14
Furniture upholstery, refinishing or resale	OT → TN	S	Prohibited	SUP → Prohibited	Furniture upholstery, refinishing or resale	100	14

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Furniture upholstery, refinishing or resale	OT → NE	S	Prohibited	SUP → Prohibited	Furniture upholstery, refinishing or resale	100	14
Furniture upholstery, refinishing or resale	OT → RM	S	P	SUP → Permitted	Furniture upholstery, refinishing or resale	100	14
Furniture upholstery, refinishing or resale	OT → OTC	S	PL	SUP → Permitted	Furniture upholstery, refinishing or resale	100	14
General merchandise store	OT → TN	PC	Prohibited	Permitted → Prohibited	General merchandise store	100	14
General merchandise store	OT → NE	PC	PL	Permitted standard changed	General merchandise store	100	14
General merchandise store	OT → RM	PC	P	Permitted standard changed	General merchandise store	100	14
General merchandise store	OT → OTC	PC	P	Permitted standard changed	General merchandise store	100	14
Greenhouse or nursery for retail plant sales	OT → TN	P	Prohibited	Permitted → Prohibited	Greenhouse or nursery for retail plant sales	100	14
Greenhouse or nursery for retail plant sales	OT → NE	P	PL	Permitted standard changed	Greenhouse or nursery for retail plant sales	100	14
Greenhouse or nursery for retail plant sales	OT → OTC	P	PL	Permitted standard changed	Greenhouse or nursery for retail plant sales	100	14
Grocery store, meat market	OT → TN	S	Prohibited	SUP → Prohibited	Grocery store, meat market	100	14
Grocery store, meat market	OT → NE	S	PL	SUP → Permitted	Grocery store, meat market	100	14
Grocery store, meat market	OT → RM	S	P	SUP → Permitted	Grocery store, meat market	100	14
Grocery store, meat market	OT → OTC	S	PL	SUP → Permitted	Grocery store, meat market	100	14
Gunsmithing, repairs or sales	OT → TN	P	Prohibited	Permitted → Prohibited	Gunsmithing, repairs or sales	100	14
Gunsmithing, repairs or sales	OT → NE	P	Prohibited	Permitted → Prohibited	Gunsmithing, repairs or sales	100	14
Gunsmithing, repairs or sales	OT → OTC	P	PL	Permitted standard changed	Gunsmithing, repairs or sales	100	14
Handicraft shop	OT → TN	P	Prohibited	Permitted → Prohibited	Handicraft shop	100	14
Handicraft shop	OT → NE	P	PL	Permitted standard changed	Handicraft shop	100	14
Handicraft shop	OT → OTC	P	PL	Permitted standard changed	Handicraft shop	100	14
Hardware store	OT → TN	PC	Prohibited	Permitted → Prohibited	Hardware store	100	14
Hardware store	OT → NE	PC	PL	Permitted standard changed	Hardware store	100	14
Hardware store	OT → RM	PC	P	Permitted standard changed	Hardware store	100	14
Hardware store	OT → OTC	PC	PL	Permitted standard changed	Hardware store	100	14
Home improvement superstore	OT → RM	Prohibited	P	Prohibited → Permitted	Home improvement superstore	100	14
Home improvement superstore	OT → OTC	Prohibited	PL	Prohibited → Permitted	Home improvement superstore	100	14
Interior decorating	OT → TN	PC	Prohibited	Permitted → Prohibited	Interior decorating	100	14
Interior decorating	OT → NE	PC	Prohibited	Permitted → Prohibited	Interior decorating	100	14
Interior decorating	OT → RM	PC	P	Permitted standard changed	Interior decorating	100	14

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Interior decorating	OT → OTC	PC	PL	Permitted standard changed	Interior decorating	100	14
Kiosk	OT → TN	S	Prohibited	SUP → Prohibited	Kiosk	100	15
Kiosk	OT → RM	S	P	SUP → Permitted	Kiosk	100	15
Kiosk	OT → OTC	S	P	SUP → Permitted	Kiosk	100	15
Large retail store	OT → TN	PC	Prohibited	Permitted → Prohibited	Large retail store	100	15
Large retail store	OT → NE	PC	Prohibited	Permitted → Prohibited	Large retail store	100	15
Large retail store	OT → RM	PC	S	Permitted → SUP	Large retail store	100	15
Large retail store	OT → OTC	PC	S	Permitted → SUP	Large retail store	100	15
Laundry or dry-cleaning collection office	OT → TN	P	Prohibited	Permitted → Prohibited	Laundry or dry cleaning collection office	78.0487805	15
Laundry or dry-cleaning collection office	OT → NE	P	Prohibited	Permitted → Prohibited	Laundry or dry cleaning collection office	78.0487805	15
Laundry or dry-cleaning collection office	OT → RM	P	PL	Permitted standard changed	Laundry or dry cleaning collection office	78.0487805	15
Laundry or dry-cleaning collection office	OT → OTC	P	PL	Permitted standard changed	Laundry or dry cleaning collection office	78.0487805	15
Laundry, dry cleaning or washeteria	OT → TN	P	Prohibited	Permitted → Prohibited	Laundry, dry cleaning or washeteria	100	15
Laundry, dry cleaning or washeteria	OT → NE	P	Prohibited	Permitted → Prohibited	Laundry, dry cleaning or washeteria	100	15
Laundry, dry cleaning or washeteria	OT → RM	P	PL	Permitted standard changed	Laundry, dry cleaning or washeteria	100	15
Laundry, dry cleaning or washeteria	OT → OTC	P	PL	Permitted standard changed	Laundry, dry cleaning or washeteria	100	15
Leather goods shop	OT → TN	P	Prohibited	Permitted → Prohibited	Leather goods shop	100	15
Leather goods shop	OT → NE	P	PL	Permitted standard changed	Leather goods shop	100	15
Leather goods shop	OT → RM	P	PL	Permitted standard changed	Leather goods shop	100	15
Leather goods shop	OT → OTC	P	PL	Permitted standard changed	Leather goods shop	100	15
Liquor or package store	OT → TN	S	Prohibited	SUP → Prohibited	Liquor or package store	100	15
Liquor or package store	OT → OTC	S	Prohibited	SUP → Prohibited	Liquor or package store	100	15
Locksmith	OT → TN	P	Prohibited	Permitted → Prohibited	Locksmith	100	15
Locksmith	OT → NE	P	PL	Permitted standard changed	Locksmith	100	15
Locksmith	OT → RM	P	PL	Permitted standard changed	Locksmith	100	15
Locksmith	OT → OTC	P	Prohibited	Permitted → Prohibited	Locksmith	100	15
Medical supplies/equipment sales or rental	OT → TN	P	Prohibited	Permitted → Prohibited	Medical supplies/equipment sales or rental	100	15
Medical supplies/equipment sales or rental	OT → NE	P	Prohibited	Permitted → Prohibited	Medical supplies/equipment sales or rental	100	15
Medical supplies/equipment sales or rental	OT → RM	P	PL	Permitted standard changed	Medical supplies/equipment sales or rental	100	15

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Medical supplies/equipment sales or rental	OT → OTC	P	PL	Permitted standard changed	Medical supplies/equipment sales or rental	100	15
Newspaper distribution center	OT → TN	P	Prohibited	Permitted → Prohibited	Newspaper distribution center	100	16
Newspaper distribution center	OT → NE	P	Prohibited	Permitted → Prohibited	Newspaper distribution center	100	16
Newspaper distribution center	OT → RM	P	Prohibited	Permitted → Prohibited	Newspaper distribution center	100	16
Newspaper distribution center	OT → OTC	P	Prohibited	Permitted → Prohibited	Newspaper distribution center	100	16
Optician	OT → TN	P	Prohibited	Permitted → Prohibited	Optician	100	16
Optician	OT → OTC	P	Prohibited	Permitted → Prohibited	Optician	100	16
Pawnshop	OT → TN	S	Prohibited	SUP → Prohibited	Pawnshop	100	16
Pawnshop	OT → NE	S	Prohibited	SUP → Prohibited	Pawnshop	100	16
Pawnshop	OT → RM	S	Prohibited	SUP → Prohibited	Pawnshop	100	16
Pet day care	OT → TN	P	Prohibited	Permitted → Prohibited	Pet day care	100	16
Pet day care	OT → NE	P	Prohibited	Permitted → Prohibited	Pet day care	100	16
Pet day care	OT → RM	P	Prohibited	Permitted → Prohibited	Pet day care	100	16
Pet day care	OT → OTC	P	Prohibited	Permitted → Prohibited	Pet day care	100	16
Pet lodging	OT → TN	S	Prohibited	SUP → Prohibited	Pet lodging	100	16
Pet lodging	OT → NE	S	Prohibited	SUP → Prohibited	Pet lodging	100	16
Pet lodging	OT → RM	S	Prohibited	SUP → Prohibited	Pet lodging	100	16
Pet lodging	OT → OTC	S	Prohibited	SUP → Prohibited	Pet lodging	100	16
Pharmacy/drugstore with or without drive-through	OT → TN	PC	Prohibited	Permitted → Prohibited	Pharmacy/drugstore with or without drive-through	100	16
Pharmacy/drugstore with or without drive-through	OT → NE	PC	P	Permitted standard changed	Pharmacy/drugstore with or without drive-through	100	16
Pharmacy/drugstore with or without drive-through	OT → RM	PC	P	Permitted standard changed	Pharmacy/drugstore with or without drive-through	100	16
Pharmacy/drugstore with or without drive-through	OT → OTC	PC	P	Permitted standard changed	Pharmacy/drugstore with or without drive-through	100	16
Photograph, portrait/camera shop or photo	OT → TN	P	Prohibited	Permitted → Prohibited	Photograph, portrait/camera shop or photo finishing	100	16
Plumbing shop	OT → TN	P	Prohibited	Permitted → Prohibited	Plumbing shop	100	16
Plumbing shop	OT → NE	P	Prohibited	Permitted → Prohibited	Plumbing shop	100	16
Plumbing shop	OT → RM	P	Prohibited	Permitted → Prohibited	Plumbing shop	100	16
Plumbing shop	OT → OTC	P	Prohibited	Permitted → Prohibited	Plumbing shop	100	16
Recording studio	OT → TN	P	Prohibited	Permitted → Prohibited	Recording studio	100	17
Recording studio	OT → NE	P	Prohibited	Permitted → Prohibited	Recording studio	100	17
Saddle or harness, repair or sales	OT → TN	P	Prohibited	Permitted → Prohibited	Saddle or harness, repair or sales	100	17
Saddle or harness, repair or sales	OT → NE	P	Prohibited	Permitted → Prohibited	Saddle or harness, repair or sales	100	17
Saddle or harness, repair or sales	OT → RM	P	PL	Permitted standard changed	Saddle or harness, repair or sales	100	17
Saddle or harness, repair or sales	OT → OTC	P	PL	Permitted standard changed	Saddle or harness, repair or sales	100	17
Shoeshine shop	OT → TN	P	Prohibited	Permitted → Prohibited	Shoe shine shop	96.5517241	17
Shoeshine shop	OT → NE	P	Prohibited	Permitted → Prohibited	Shoe shine shop	96.5517241	17

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Shoeshine shop	OT → RM	P	PL	Permitted standard changed	Shoe shine shop	96.5517241	17
Shoeshine shop	OT → OTC	P	PL	Permitted standard changed	Shoe shine shop	96.5517241	17
Studio, music, art or photography	OT → TN	P	Prohibited	Permitted → Prohibited	Studio, music, art or photography	100	17
Studio, music, art or photography	OT → NE	P	Prohibited	Permitted → Prohibited	Studio, music, art or photography	100	17
Studio, music, art or photography	OT → RM	P	PL	Permitted standard changed	Studio, music, art or photography	100	17
Studio, music, art or photography	OT → OTC	P	PL	Permitted standard changed	Studio, music, art or photography	100	17
Studio for radio or television	OT → TN	P	Prohibited	Permitted → Prohibited	Studio for radio or television	100	17
Studio for radio or television	OT → NE	P	Prohibited	Permitted → Prohibited	Studio for radio or television	100	17
Studio for radio or television	OT → RM	P	PL	Permitted standard changed	Studio for radio or television	100	17
Studio for radio or television	OT → OTC	P	PL	Permitted standard changed	Studio for radio or television	100	17
Tailor, clothing or apparel shop	OT → TN	P	Prohibited	Permitted → Prohibited	Tailor, clothing or apparel shop	100	17
Tailor, clothing or apparel shop	OT → NE	P	PL	Permitted standard changed	Tailor, clothing or apparel shop	100	17
Tailor, clothing or apparel shop	OT → RM	P	PL	Permitted standard changed	Tailor, clothing or apparel shop	100	17
Tailor, clothing or apparel shop	OT → OTC	P	PL	Permitted standard changed	Tailor, clothing or apparel shop	100	17
Tattoo parlor	OT → TN	S	Prohibited	SUP → Prohibited	Tattoo parlor	100	17
Tattoo parlor	OT → NE	S	Prohibited	SUP → Prohibited	Tattoo parlor	100	17
Tattoo parlor	OT → RM	S	Prohibited	SUP → Prohibited	Tattoo parlor	100	17
Tattoo parlor	OT → OTC	S	Prohibited	SUP → Prohibited	Tattoo parlor	100	17
Wedding chapel	OT → TN	S	Prohibited	SUP → Prohibited	Wedding chapel	100	17
Wedding chapel	OT → NE	S	Prohibited	SUP → Prohibited	Wedding chapel	100	17
Wedding chapel	OT → RM	S	PL	SUP → Permitted	Wedding chapel	100	17
Wedding chapel	OT → OTC	S	PL	SUP → Permitted	Wedding chapel	100	17
Vapor store	OT → TN	S	Prohibited	SUP → Prohibited	Vapor store	100	17
Vapor store	OT → NE	S	Prohibited	SUP → Prohibited	Vapor store	100	17
Vapor store	OT → RM	S	Prohibited	SUP → Prohibited	Vapor store	100	17
Vapor store	OT → OTC	S	Prohibited	SUP → Prohibited	Vapor store	100	17
New auto accessory and parts sales store	OT → TN	P	Prohibited	Permitted → Prohibited	New auto accessory and parts sales store	100	18
New auto accessory and parts sales store	OT → NE	P	Prohibited	Permitted → Prohibited	New auto accessory and parts sales store	100	18
New auto accessory and parts sales store	OT → RM	P	Prohibited	Permitted → Prohibited	New auto accessory and parts sales store	100	18
New auto accessory and parts sales store	OT → OTC	P	Prohibited	Permitted → Prohibited	New auto accessory and parts sales store	100	18
Parking area or garage, storage commercial or auxiliary	OT → NE	Prohibited	S	Prohibited → SUP	Parking area or garage, storage commercial or auxiliary	100	19

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Parking area or garage, storage commercial or auxiliary	OT → RM	Prohibited	S	Prohibited → SUP	Parking area or garage, storage commercial or auxiliary	100	19
Parking area or garage, storage commercial or auxiliary	OT → OTC	Prohibited	S	Prohibited → SUP	Parking area or garage, storage commercial or auxiliary	100	19
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	OT → TN	S	Prohibited	SUP → Prohibited	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	100	20
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	OT → NE	S	Prohibited	SUP → Prohibited	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	100	20
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	OT → RM	S	Prohibited	SUP → Prohibited	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	100	20
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	OT → OTC	S	Prohibited	SUP → Prohibited	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	100	20
Carpet and rug cleaning	OT → TN	P	Prohibited	Permitted → Prohibited	Carpet and rug cleaning	100	20
Carpet and rug cleaning	OT → NE	P	Prohibited	Permitted → Prohibited	Carpet and rug cleaning	100	20
Carpet and rug cleaning	OT → RM	P	Prohibited	Permitted → Prohibited	Carpet and rug cleaning	100	20
Carpet and rug cleaning	OT → OTC	P	Prohibited	Permitted → Prohibited	Carpet and rug cleaning	100	20
Coffee Roasting	OT → TN	PC	Prohibited	Permitted → Prohibited	Coffee roasting	93.3333333	20
Coffee Roasting	OT → NE	PC	Prohibited	Permitted → Prohibited	Coffee roasting	93.3333333	20
Coffee Roasting	OT → RM	PC	PL	Permitted standard changed	Coffee roasting	93.3333333	20
Coffee Roasting	OT → OTC	PC	PL	Permitted standard changed	Coffee roasting	93.3333333	20
Furniture or cabinet repair or construction	OT → TN	P	Prohibited	Permitted → Prohibited	Furniture or cabinet repair or construction	100	21
Furniture or cabinet repair or construction	OT → NE	P	Prohibited	Permitted → Prohibited	Furniture or cabinet repair or construction	100	21
Furniture or cabinet repair or construction	OT → RM	P	PL	Permitted standard changed	Furniture or cabinet repair or construction	100	21
Furniture or cabinet repair or construction	OT → OTC	P	Prohibited	Permitted → Prohibited	Furniture or cabinet repair or construction	100	21
Storage and repair of furniture & appliances inside a building	OT → TN	P	Prohibited	Permitted → Prohibited	Storage and repair of furniture & appliances inside a building	100	21
Storage and repair of furniture & appliances inside a building	OT → NE	P	Prohibited	Permitted → Prohibited	Storage and repair of furniture & appliances inside a building	100	21
Storage and repair of furniture & appliances inside a building	OT → RM	P	Prohibited	Permitted → Prohibited	Storage and repair of furniture & appliances inside a building	100	21
Storage and repair of furniture & appliances inside a building	OT → OTC	P	Prohibited	Permitted → Prohibited	Storage and repair of furniture & appliances inside a building	100	21
Manufacturing medical marijuana	OT → TN	S	Prohibited	SUP → Prohibited	Manufacturing medical marijuana	100	22
Manufacturing medical marijuana	OT → NE	S	Prohibited	SUP → Prohibited	Manufacturing medical marijuana	100	22

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Manufacturing medical marijuana	OT → RM	S	Prohibited	SUP → Prohibited	Manufacturing medical marijuana	100	22
Manufacturing medical marijuana	OT → OTC	S	Prohibited	SUP → Prohibited	Manufacturing medical marijuana	100	22
Monument work, finishing, carving, sales	OT → RM	Prohibited	PL	Prohibited → Permitted	Monument works, finishing, carving, sales	98.7654321	22
Monument work, finishing, carving, sales	OT → OTC	Prohibited	PL	Prohibited → Permitted	Monument works, finishing, carving, sales	98.7654321	22
Printing, lithographing, bookbinding, newspapers or publishing	OT → NE	Prohibited	PL	Prohibited → Permitted	Printing, lithographing, book-binding, newspapers or publishing	99.2	23
Printing, lithographing, bookbinding, newspapers or publishing	OT → RM	Prohibited	PL	Prohibited → Permitted	Printing, lithographing, book-binding, newspapers or publishing	99.2	23
Printing, lithographing, bookbinding, newspapers or publishing	OT → OTC	Prohibited	PL	Prohibited → Permitted	Printing, lithographing, book-binding, newspapers or publishing	99.2	23
Scientific and research labs	OT → NE	Prohibited	PL	Prohibited → Permitted	Scientific and research labs	100	23
Scientific and research labs	OT → RM	Prohibited	PL	Prohibited → Permitted	Scientific and research labs	100	23
Brewery, distillery or winery	OT → TN	S	Prohibited	SUP → Prohibited	Brewery, distillery or winery	100	24
Brewery, distillery or winery	OT → NE	S	Prohibited	SUP → Prohibited	Brewery, distillery or winery	100	24
Airport, aviation field, helistop or landing area	OT → TN	S	Prohibited	SUP → Prohibited	Airport, aviation field, helistop or landing area	100	29
Airport, aviation field, helistop or landing area	OT → NE	S	Prohibited	SUP → Prohibited	Airport, aviation field, helistop or landing area	100	29
Airport, aviation field, helistop or landing area	OT → RM	S	Prohibited	SUP → Prohibited	Airport, aviation field, helistop or landing area	100	29
Airport, aviation field, helistop or landing area	OT → OTC	S	Prohibited	SUP → Prohibited	Airport, aviation field, helistop or landing area	100	29
Railroad or bus passenger station	OT → TN	S	Prohibited	SUP → Prohibited	Railroad or bus passenger station	100	29
Railroad or bus passenger station	OT → NE	S	Prohibited	SUP → Prohibited	Railroad or bus passenger station	100	29
Railroad or bus passenger station	RO → RC	Prohibited	S	Prohibited → SUP	Railroad roundhouse or RR car repair shop	75	29
Railroad or bus passenger station	MU	Prohibited	S	Prohibited → SUP	Railroad roundhouse or RR car repair shop	75	29
Railroad or bus passenger station	LI	Prohibited	P	Prohibited → Permitted	Railroad roundhouse or RR car repair shop	75	29
Railroad or bus passenger station	OT → RM	Prohibited	S	Prohibited → SUP	Railroad roundhouse or RR car repair shop	75	29
Railroad or bus passenger station	OT → OTC	Prohibited	S	Prohibited → SUP	Railroad roundhouse or RR car repair shop	75	29
Urban Agriculture	OT → TN	P	Prohibited	Permitted → Prohibited	Urban agriculture	100	30
Compression facilities, gathering stations+	OT → TN	S	Prohibited	SUP → Prohibited	Compression facilities, gathering stations 2	96.5517241	30
Compression facilities, gathering stations+	OT → NE	S	Prohibited	SUP → Prohibited	Compression facilities, gathering stations 2	96.5517241	30
Compression facilities, gathering stations+	OT → RM	S	Prohibited	SUP → Prohibited	Compression facilities, gathering stations 2	96.5517241	30
Compression facilities, gathering stations+	OT → OTC	S	Prohibited	SUP → Prohibited	Compression facilities, gathering stations 2	96.5517241	30
Gas drilling and production+	OT → TN	S	Prohibited	SUP → Prohibited	Gas drilling and production	98.1818182	30
Gas drilling and production+	OT → NE	S	Prohibited	SUP → Prohibited	Gas drilling and production	98.1818182	30
Gas drilling and production+	OT → RM	S	Prohibited	SUP → Prohibited	Gas drilling and production	98.1818182	30
Gas drilling and production+	OT → OTC	S	Prohibited	SUP → Prohibited	Gas drilling and production	98.1818182	30
Commercial outside display	OT → TN	S	Prohibited	SUP → Prohibited	Commercial outside display	100	31
Commercial outside display	OT → NE	S	Prohibited	SUP → Prohibited	Commercial outside display	100	31
Accessory use or building	SF-RE	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31
Accessory use or building	SF-1	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31
Accessory use or building	SF-2	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31
Accessory use or building	MM	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31
Accessory use or building	MF	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31
Accessory use or building	OT → TN	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Accessory use or building	OT → NE	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31
Accessory use or building	OT → RM	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31
Accessory use or building	OT → OTC	Prohibited	P	Prohibited → Permitted	Farm accessory building	75	31
Outside storage, screened\$	OT → TN	P	Prohibited	Permitted → Prohibited	Outside storage, screened 3	94.3396226	31
Outside storage, screened\$	OT → NE	P	Prohibited	Permitted → Prohibited	Outside storage, screened 3	94.3396226	31
Outside storage, screened\$	OT → RM	P	Prohibited	Permitted → Prohibited	Outside storage, screened 3	94.3396226	31
Outside storage, screened\$	OT → OTC	P	Prohibited	Permitted → Prohibited	Outside storage, screened 3	94.3396226	31
Outside storage, unscreened\$	OT → TN	S	Prohibited	SUP → Prohibited	Outside storage, unscreened 3	94.7368421	31
Outside storage, unscreened\$	OT → NE	S	Prohibited	SUP → Prohibited	Outside storage, unscreened 3	94.7368421	31
Outside storage, unscreened\$	OT → RM	S	Prohibited	SUP → Prohibited	Outside storage, unscreened 3	94.7368421	31
Outside storage, unscreened\$	OT → OTC	S	Prohibited	SUP → Prohibited	Outside storage, unscreened 3	94.7368421	31
Amusement, outdoor (temporary)	OT → TN	S	Prohibited	SUP → Prohibited	Amusement, outdoor (temporary)	100	31
Amusement, outdoor (temporary)	OT → NE	S	Prohibited	SUP → Prohibited	Amusement, outdoor (temporary)	100	31
Amusement, outdoor (temporary)	OT → RM	S	Prohibited	SUP → Prohibited	Amusement, outdoor (temporary)	100	31
Amusement, outdoor (temporary)	OT → OTC	S	Prohibited	SUP → Prohibited	Amusement, outdoor (temporary)	100	31
Residence for security purposes, temporary	SF-RE	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	MM	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	NO → NC	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	RO → RC	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	LI	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	OT → TN	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	OT → NE	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	OT → RM	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	OT → OTC	S	Prohibited	SUP → Prohibited	Residence for security purposes, temporary	100	32
Trailer, portable; sales, construction or storage	SF-RE	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	SF-1	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	SF-2	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	MM	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	MF	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	NO → NC	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	RO → RC	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	MU	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	LI	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	OT → TN	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	OT → NE	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	OT → RM	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	OT → OTC	S	P	SUP → Permitted	Trailer, portable; sales, construction or storage	100	32
Data Center	LI	Prohibited	S	Prohibited → SUP	Data Center	100	

Methodology and Important Assumptions

The existing code is a scanned 32-page use table. Each row and zoning cell was manually/visually extracted and checked through image-based table reading.

Permitted includes P, PC (permitted with design criteria), and PL (permitted with 3,000-square-foot limit). Blank cells are treated as prohibited/not allowed.

Direct district comparisons: SF-RE, SF-1, SF-2, MM, MF, MU, and LI.

Assumed successor comparisons: existing NO compared to proposed NC; existing RO compared to proposed RC.

Because the existing OT district is replaced by four proposed Old Town districts, existing OT is separately compared to TN, NE, RM, and OTC.

Existing SF-OT has no direct proposed equivalent and is therefore not included in the prohibited/permitted comparison.

Rows with lower use-name match confidence should receive a final staff spot-check before ordinance adoption.

Schedule of Uses													
Chart Legend: "P" Permitted Use, "PC" Permitted with Design Criteria, "PL" Permitted with 3,000 sqft limit, "S" Specific Use Permit required, "Blank" Use Not Allowed													
	RESIDENTIAL					NON-RESIDENTIAL				OLD TOWN			
USE ZONING DISTRICT TYPE	SF-RE	SF-1	SF-2	MM	MF	NC	RC	MU	LI	TN	NE	RM	OTC
RESIDENTIAL USES													
Household Living													
One-family detached dwelling	P	P	P	P	P					P	P	P	
One-family zero lot line detached				P	P						P	P	P
One-family zero lot line attached (twin home)				P	P			P			P	P	P
One-family attached (townhouse, rowhouse)				P	P			P			P	P	P
Two-family dwelling (duplex)				P	P			P			P	P	P
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)				P	P			P				P	P
Residence for security purposes, temporary					S			S					
HUD-code manufactured housing*	S	S	S	S	S								
Industrialized housing*	S	S	S	S	S			S					
Manufactured home park					S								
Manufactured home subdivision					S								
Multifamily dwelling, apartment					P			P				PC	PC
Model home	P	P	P	P	P								
Accessory Dwelling Unit	PC	PC	PC	PC						PC	P	P	P
Senior adult housing	S	S	S		P			P				P	
Group Living													
Assisted living facility				S	S		S	S					
Community home	S	S	S	S	S			S					
Continuing care retirement community				S	S			S					
Fraternity or sorority house				S	S			S				S	
Group home	S	S		S	S		S	S			S	S	
Halfway house	S	S			S	S	S	S	S				
Shelter					S	S	S	S	S				
Home for care of alcoholic, narcotic or psychiatric patients							S						
PUBLIC AND CIVIC USES													
Education													
College, university or private school	S	S	S	P	P	P	P	P	P	S	S	S	S
Day care center (child or adult)	S	S	S	S	P	P	P	P		S	S	PL	PL
School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	PL	PL	PL
Trade and commercial schools						S	P	P	S			PL	PL
Government													
Animal Shelter									P				
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P
Government maintenance facility									P				
Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Governmental vehicle storage									P				
Museum, library or fine art center, art gallery or museum						P	P	P			P	P	P
Nonprofit organization or institutional				S	S	P	P	P					
Post office				S	S	P	P	P	P			P	P
Probation or parole office									P				
Health Care Facilities													
Ambulance dispatch station							P	P	P			PL	PL
Blood bank							P		P			PL	PL
Care facility							S					PL	PL
Health services facility; including doctor's office or medical clinic						P	P	P					
Hospice	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospital					S	S	P	P	P			PL	PL
Massage therapy and spa						P	P	P	P		P	P	PL
Nursing home (with full medical services)						S	S	S			S	S	S
Recreation													
Center, community recreation, government operated or controlled	P	P	P	P	P	P	P	P	P	P	P	P	P
Center, community recreation, private or nonprofit	P	P	P	P	P	P	P	P	P	P	P	P	P
Country club (private)	S	S	S	P	P	P	P	P			P	P	P
Country club (public)				S	P	P	P	P			S		
Day camp						P	P	P			S		
Golf course (public)	P	P	P	P	P	P	P	P	P				
Golf driving range					S	S	S	S	P				
Outdoor amusement							S	S	P			PL	P
Park or playground (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation or amusement establishment							S	S	S		S	S	S
Stable, commercial, riding or boarding	S						S	S	P				
Tennis or swim club			S	S	P	P	P	P	P		PL	PL	PL
Religious													
Place of worship (primary use)				S	S	S	S	S	P		S	S	S
Institutions of religious or philanthropic nature			S	S	P	P	P	P	P		PL	PL	PL
Place of worship auxiliary use	S	S	S	S	S	P	P	P	P		PL	PL	PL

	Utilities												
Electric power substation	S	S	S	S	S	S	S	S	S	S	S	S	S
Power plant or central electric station									P				
Stealth telecommunications towers	S	S	S	S	S	S	S	S	S	S	S	S	S
Telecommunications antenna (on structure)					S	S	S	S	S	S	S	S	S
Telecommunications tower	S	S	S	S	S	S	S	S	S	S	S	S	S
Utility transmission or distribution line	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewage pumping stations	S	S	S	S	S	S	S	S	S	S	S	S	S
Wastewater (sewage) treatment facility									P				
Water supply or storage facility	S	S	S	S	S	S	S	S	P	S	S	S	S
Water treatment plant					S	S	S	S	S				
COMMERCIAL USES													
	Dining and Entertainment												
Amusement, indoor						P	P	P	P			P	PL
Amusement, outdoor							S	S	P			P	PL
Baseball/softball facility (commercial)							S	S	P			P	PL
Batting cages, indoor						P	P	P	P			P	PL
Bowling alley						P	P	P	P			P	PL
Bar, tavern, cocktail lounge; club, private or teen							S	S	S			P	PL
Club, commercial or business						P	P	P	P			P	PL
Dance hall						P	P	P	P			P	PL
Drive-in theater							S	S	S			P	PL
Fairground or exhibition area					S	P	P	P	P			P	PL
Gambling facility (including bingo and 8-liners)							S	S	S			S	S
Go-cart track								S	P			P	PL
Health or recreation club					S	P	P	P	P			P	PL
Indoor recreation					S	P	P	P	P			P	PL
Lodge or civic club				S	S	P	P	P	P			P	PL
Museum/cultural facility				S	S	P	P	P	P		PL	P	PL
Movie theater (indoor)							S	P	P			P	PL
Micro-brewery							P	P				P	PL
Drag strip or commercial racing; horse, dog or automotive									S				
Restaurant without drive-through-service, café, cafeteria				S	S	P	P	P	P		PL	P	P
Restaurant with drive-through service (fast food)							S	S				S	S
Sexually oriented business (See Art. 4.5)									S				
Shooting or weapons firing range							S	S	S				
Swimming pool, commercial					S	P	S	S	P			P	P
Theater, movie theater or auditorium						S	S	S	P			S	S
	Lodging												
Bed and breakfast inn	S	S	S	S	S	S	S	S			PL	P	P
Hotel, motel or inn				S	S	P	P	P	P		PL	P	S
Recreational vehicle park							S	S	S				
	Office												
Bank, financial institution						P	P	P	S		PL	P	PC
Lending institutions						S	S	S	S				
Offices, professional and administrative						P	P	P	P		PL	P	PL
	Retail Sales and Services												
Animal hospital						P	P	P	P		PL	P	PL
Antique shop or resale						P	P	P	P		PL	P	PL
Appliance, sales, supply or repair						P	P	P	P		PL	P	PL
Bakery, retail sales						P	P	P	P		PL	P	PL
Bakery, confectionery commercial/wholesale or bottling works							P	P	P		PL	P	PL
Barber or beauty shop						P	P	P	P		PL	P	PL
Boat rental or sales						S	S	S	P		PL	PL	
Book, stationery stores or newsstand						P	P	P	P				
Building material and lumber stores						S	P	S	P				
Business college or commercial school						P	P	P	P				
Candy or cake shop						P	P	P	P		PL	P	PL
Caterer or wedding service						P	P	P	P		PL	P	
Cleaning and dying plant, commercial									P				
Clothing/wearing apparel sales, new						P	P	P	P			P	
Clothing/wearing apparel sales, used						S	S	S	S			P	PL
Convenience store (no gas pumps)						P	P	P	P			P	P
Copy store or commercial print without off-set printing						P	P	P	P			P	PL
Dance studio						P	P	P	P			P	PL
Dog training school						S	P	S	S				
Drapery shop						P	P	P	P				
Dressmaking, custom; millinery shop						P	P	P	P				
Exterminator/pest control services							P		P				
Feed store, no processing/milling									P				
Freestanding department store						P	P	PC				P	PL
Freestanding discount superstore						P	P	PC				P	PL
Furniture sales, new and used (office or residential) in a building						P	P	PC	S			P	PL

Separation Requirement to limit

Furniture upholstery, refinishing or resale							P	S	P			P	PL
General merchandise store						P	P	PC	P		PL	P	P
Greenhouse or nursery for retail plant sales						P	P	P	P		PL	P	PL
Grocery store, meat market						P	P	S	P		PL	P	PL
Gunsmithing, repairs or sales							P	P	P			P	PL
Handicraft shop						P	P	P	P		PL	P	PL
Hardware store						P	P	PC	P		PL	P	PL
Home improvement superstore						P	P		P			P	PL
Interior decorating						P	P	PC	P			P	PL
Kennel (with no outdoor runs)							S	S	S			P	
Kennel (with outdoor runs)									S				
Kiosk						S	S	S	S		S	P	P
Large retail store						PC	P	PC	P			S	S
Laundry or dry-cleaning collection office						P	P	P	P			PL	PL
Laundry, dry cleaning or washeteria						P	P	P	P			PL	PL
Laundry plant, commercial									S				
Leather goods shop						P	P	P	P		PL	PL	PL
Liquor or package store						S	S	S	S		S	S	
Locksmith						P	P	P	P		PL	PL	
Medical supplies/equipment sales or rental						P	P	P	P			PL	PL
Mini-warehouses, self-storage							S	S	P				
Mortuary or funeral home							P		P				
Newspaper distribution center							P	P	P				
Office warehouse									P				
Optician						P	P	P	P		P	P	
Pawnshop							S	S	S				S
Pet day care						P	P	P	P				
Pet lodging							S	S	P				
Pharmacy/drugstore with or without drive-through						P	P	PC	P		P	P	P
Photograph, portrait/camera shop or photo finishing						P	P	P	P		P	P	P
Plumbing shop							P	P	P				
Plant nursery, no retail sales									P				
Recording studio						S	P	P	P			P	P
Saddle or harness, repair or sales							P	P	P			PL	PL
Shoeshine shop						P	P	P	P			PL	PL
Studio, music, art or photography						P	P	P	P			PL	PL
Studio for radio or television						P	P	P	P			PL	PL
Tailor, clothing or apparel shop						P	P	P	P		PL	PL	PL
Tattoo parlor						S	S	S	S				
Taxidermist shop									P				
Wedding chapel							S	S	P			PL	PL
Vapor store						S	S	S	S				
Veterinary clinic (with indoor kennels)							P	P	P			PL	PL
Veterinary clinic (with outdoor kennels)							S	S	P				
	Vehicle Sales and Services												
New auto accessory and parts sales store						P	P	P	P				
Used auto parts, sales in building							P		P				
Auto sales & repair							S		S				
Auto painting & rebuilding (body shop)							S		P				
Auto inspection and/or lube center						S	S		P				
Carwash, full or self service							S		P				
Engine and motor repair							S		P				
Gasoline/service station with convenience market						P	P		P				
Heavy machinery sales and storage									P				
Mobile home or manufactured housing sales									S				
Parking area or garage, storage commercial or auxiliary						S	S		S		S	S	S
Recreational vehicle (RV) sales/service									S				
Recreational vehicle storage									S				
Seat cover & muffler installation shop							S		P				
Towing yard with office									S				
Truck parking lot									P				
Truck stop with fuel and accessory services									S				
Wrecking or salvage yard									S				
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)							S	S	P				
	LIGHT INDUSTRIAL												
Assaying									P				
Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes									P				
Bottling works, milk, dairy or soft drinks									P				
Carpet and rug cleaning							P		P				
Coal, coke or wood yard									P				
Coffee Roasting						PC	P	PC	P			PL	PL
Crematorium									S				
Brewery, distillery or winery – Craft, micro or nano								P				PL	PL

Data Center									S				
Electroplating									S				
Fabricating or manufactured housing, temporary or office building									P				
Food processing (no slaughtering)									P				
Furniture or cabinet repair or construction							P	P	P			PL	
Storage and repair of furniture & appliances inside a building							P	P	P				
Storage and sale of furniture outside a building							P		P				
Galvanizing, small utensils									P				
Machine shops									P				
Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 feet in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade									P			PL	PL
Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and plastics									P				
Manufactured home/RV repair									P				
Manufacturing medical marijuana						S	S		S				
Monument work, finishing, carving, sales									P			PL	PL
Paint shop, mixing or spraying									P				
Paper box manufacture									P				
Printing, lithographing, bookbinding, newspapers or publishing									P		PL	PL	PL
Rubber stamping, shearing/punching									P				
Rubber stamp manufacture									P				
Scientific and research labs						P	P	P	P		PL	PL	
Sheet metal shop									P				
Tire retreading and capping									P				
Transfer storage and baggage terminal									P				
Storage warehouse or bulk storage									P				
Welding shop, custom work (not structural)									P				
Wholesale: bakery, produce market or wholesale house							P		P				
Wholesale office and/or sample room							P		P				
Yards, contractors, lumber or storage, automobiles, storage yards, building materials							S		P				
HEAVY INDUSTRIAL													
Animal by-products processing									S				
Batch plant, concrete or asphalt (permanent)									S				
Brewery, distillery or winery						P	P	S	S			S	S
Brick, clay, glass, shale, tile or terra cotta products manufacture									P				
Cement products plant									S				
Cement, lime, gypsum, or plaster of Paris manufacture									S				
Concrete products manufacture									S				
Cotton gin, cotton oil mill, bailing or compress									S				
Creosote, treatment/manufacture									S				
Egg cracking or processing									S				
Furnace, blast; forge plant, boiler works manufacture									S				
Gas (natural or artificial) manufacture processing/storage									S				
Glue manufacture									S				
Grain elevator									S				
Magnesium casting, machining or fabricating									S				
Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar									S				
Manufacture of basket material, bicycles, boots, boxes other than paper, caskets, shoes									P				
Manufacture of dyes, cores, die-casting molds									P				
Manufacture, processing/production of hazardous chemicals									P				
Metal casting									P				
Metal foundry plant or fabrication plant									P				
Metal smelting, reclamation or ore production									S				
Metal stamping, dying, shearing or punching									P				
Mill, feed or flour									P				
Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone									S				
Packing plant									S				
Paper or pulp manufacture									P				

Petroleum, refining or wholesale storage									S				
Planing mill or woodworking shop									P				
Poultry killing or dressing									P				
Rock cement crushers									S				
Rolling mill									S				
Soap manufacture									S				
Soda or compound manufacture									S				
Stone yard, building stone, cutting, sawing or storage									S				
Tar distillation/manufacturing									S				
Tobacco (chewing) manufacture or treatment									S				
Welding shop									P				
OTHER USES													
	Transportation												
Airport, aviation field, helistop or landing area							S		S				
Railroad or bus passenger station							S	S	P			S	S
Railroad team track, freight depot & docks or classification yard									P				
Railroad roundhouse or RR car repair shop													
Terminal; truck, freight, rail or water									P				
	Waste Related												
Junk and used material storage yards									S				
Landfill, recycling center, household hazardous waste or waste tire facility									S				
Pet cemetery									S				
Recycling collection only facility									P				
Salvage yard (other than automotive)									S				
	Agriculture												
Agricultural uses, general farming and sales	P												
Indoor Agriculture	P						P	P	P		P	P	P
Urban Agriculture	P	P	P	P	P	P	P	P	P		P	P	P
	Natural Gas and Oil												
Compression facilities, gathering stations+	S	S	S	S	S	S	S	S	S				
Gas drilling and production+	S	S	S	S	S	S	S	S	S				
Oil drilling and production+	S	S	S	S	S	S	S	S	S				
	Accessory Uses												
Accessory use or building	P	P	P	P	P				P	P	P	P	P
Commercial outside display	S						S	S	S	P	P	S	S
Home occupations	P	P	P	P	P			P					
Outside storage, screened ^{\$}	P	P	P		P	P	P	S	P				
Outside storage, unscreened ^{\$}						S	S	S	S				
Stable, stockyards or feeding pens (noncommercial)	P								S				
Swimming pool, private	P	P	P	P	P	P	P	P	P	P	P	P	P
	Temporary Uses												
Amusement, outdoor (temporary)							S	S	S				
Batch plant, concrete or asphalt (temporary)	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹
Residence for security purposes, temporary	S			S	S	S	S	S	S				
Trailer, portable; sales, construction or storage	P	P	P	P	P	P	P	P	P	P	P	P	P

Sec. 52-901. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Absolute photometry means photometric measurements (usually of a solid-state luminaire) that directly measures the footprint of the luminaire.

Accessory building means a subordinate detached building, located on the same lot as the main building. Accessory buildings may include garages, home workshops, tool houses, pool houses, storage sheds, etc.

Accessory use means use customarily incidental and subordinate to the principal use of land or building(s) and located upon the same lot.

Addition, building means an improvement that increases the square footage of a structure. These include lateral additions added to the side or rear of a structure, vertical additions added on top of a structure and enclosures added underneath a structure.

Addition, plat means one lot, tract or parcel of land lying within the corporate boundaries of the city which is intended for the purpose of development.

Administrative officer means any office referred to in this chapter, or ordinance, by title, i.e., city manager, city attorney, city secretary, city planner, development coordinator, city engineer, director of public works, etc., shall be the person so retained in this position by the city, or the duly authorized representative as deemed appropriate by the city.

Alley means a minor public right-of-way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.

Alter means to change the size, shape, outlines, configuration, intent, location or type of sign.

Amended or amending plat means a revised plat correcting errors or making minor changes to the original recorded final plat as described in V.T.C.A., Local Government Code, Chapter 212.016 Amending Plat as amended.

Amenity means an improvement to be dedicated to the public or the common ownership of the lot owners of the subdivision and providing an aesthetic, recreational or other benefit, other than those prescribed by this chapter.

Amusement, indoor means an enterprise that is wholly enclosed within a building and provides activities, services and/or instruction for the entertainment of customers or members. Uses may include, but are not limited to, the following: bowling alley, ice skating rink, martial arts club, racquetball/handball club, indoor tennis courts/club, indoor swimming pool, and other similar types of uses.

Amusement, outdoor means an enterprise offering entertainment and/or games of skill to the general public for a fee wherein any portion of the activity takes place outdoors and including, but not limited to, a golf driving range, archery range, miniature golf course, batting cages, go-cart tracks, amusement parks, and other similar types of uses.

Animation means the presentation of pictorials or graphics in a progression of frames which give the illusion of motion, including moving objects, moving patterns or bands of light, or expanding or contracting shapes.

Apartment means a room or suite or rooms in a building arranged, designed, or occupied as the residence by a single family, individual, or group of individuals.

Architectural lighting means lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.

Assisted living facility means an establishment that furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment; and provides personal care services; and in addition, provides minor treatment under the direction and supervision of the resident's attending physician licensed by the Texas State Board of Medical Examiners, or services which meet some need beyond basic provision of food, shelter, and laundry. Incidental uses and/or services may include protective supervision, personal care, social and recreational services, transportation services, private or common kitchen/dining facilities, so long as such services are provided to residents only.

Astronomic time switch means an automatic lighting control device that switches outdoor lighting relative to time of solar day with time of year correction.

Automobile sales means an open area or lot used for the display or sale of automobiles, where no repair work is done except minor reconditioning of the cars to be displayed and sold on the premises, and no dismantling of cars or sale or keeping of used car parts or junk on the premises.

Awning means an architectural projection designed to provide weather protection, identification or decoration, and supported by the structure to which it is attached. An awning is comprised of a frame over which is placed a cover of fabric or other materials.

Backlight means (for an exterior luminaire) lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.

Basement means a story below the first story is defined under story counted as a story for height regulations if subdivided and used for dwelling purposes.

Bed and breakfast means a residence where one or more rooms are leased on an overnight basis for accommodations for profit. A bed and breakfast is an accessory use to a residence and the owner of the property must also be the operator of the bed and breakfast establishment.

Block, length means the distance of a block face measured along the centerline of a right-of-way from one street intersection to another or to the midpoint of a cul-de-sac or to a 90-degree turn.

Block, plan means a piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the Director of Planning shall determine the outline of the block.

Block, plat means a method for locating and identifying a parcel of land.

Boardinghouse means a house where you can pay to stay and receive meals.

Bond means any form of a surety guarantee in an amount and form satisfactory to the city.

Breezeway means a covered passage one story in height and six feet or more in width connecting a main structure and an accessory building. A breezeway shall be considered an accessory building.

Buffer yard means a unit of land, together with a specified amount of planting thereon, and any structures, which may be required between, land uses to eliminate or minimize conflicts between them.

BUG means a luminaire classification system that classifies backlight (B), uplight (U) and glare (G).

Building means any structure with a roof and walls.

Building, front means one side of a structure through which the majority of customers, patrons or visitors enter the structure.

Building, height means the vertical distance measured from the highest of the following three levels:

- (1) From the street curb level;

-
- (2) From the established or mean street grade incase the curb has not been constructed;
 - (3) From the average finished ground level adjoining the building if it sets back from the street line;

to the level of the highest point of the roof beams of flat roofs or roof inclining not more than one inch to the foot, or to the mean height level of the top of the main plates and highest ridge for other roofs.

Building, line/setback means a line within a property defining that point beyond which no part of a primary building or structure shall project. The minimum horizontal distance a structure must be from a property line.

Building official means the development services department of the city or the building official of the city or the building official's authorized representative.

Building, site means a piece of land on which a house or other building is being built.

Business means local retail, commercial, industrial, and manufacturing uses and districts as herein defined.

Caliper means the diameter of the trunk measured three feet above ground level.

Canopy means a covered, unconditioned structure with at least one side open for pedestrian and/or vehicular access. (An unconditioned structure is one that may be open to the elements and has no heat or air conditioning.)

Canopy tree means a perennial woody plant, single or multiple trunk, contributing to the uppermost spreading branch layer of a forest and may be commonly referred to as shade trees.

Capital improvement program means the official proposed schedule of all future public projects listed together with cost estimates and the anticipated means of financing each project, as adopted by city council.

Care facility means an institutional use of a building or property whereby a publicly or privately funded program enables persons to receive medical, psychological, emotional or other rehabilitative care as an outpatient or live-in member.

Carport means a structure designed or used to shelter vehicles.

Cellar means a portion of a building between floor and ceiling which is partly below and partly above grade but so located that the vertical distance from grade to the floor below is greater than the vertical distance from grade to ceiling.

City means the City of Justin, Texas, together with all its governing and operating bodies.

City council means the duly elected governing body of the City of Justin, Texas.

City engineer means a registered professional engineer or firm of registered professional consulting engineers that has been specifically employed by the city.

City manager means the person holding the position of city manager as appointed by the city council according to the City Charter.

Clinic means offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms of the abiding of patients.

Clothing/apparel sales, used means a retail establishment in which the majority of the sales, at least 51 percent of all items, are used goods.

Common outdoor areas means one or more of the following: a parking lot; a parking; a common entrance or public space structure or covered vehicular entrance shared by all occupants of the domiciles.

Community center means a building dedicated to social or recreational activities serving the city or a neighborhood and owned and operated by the city, or by a non-profit organization dedicated to promoting the health, safety, morals or general welfare of the city.

Community home means a place where not more than six physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation by not more than two persons as licensed by the Texas Department of Health and Human Services.

Comprehensive plan means policies in graphic and text form adopted by the city council to govern the general location recommended for land uses, transportation routes, public and private buildings, streets, alleys, squares, parks, and other public and private development and improvements. One plan may cover the entire city and all of its functions and services, or the comprehensive plan may consist of a combination of plans governing specific geographic areas which together cover the entire city and all of its functions and services. The term "comprehensive plan" includes, but is not limited to, the city zoning regulations, the land use plan, thoroughfare plan, and floodplain map. The city's comprehensive plan is on file in the office of the city secretary.

Concept plan means a sketch drawing of initial development ideas superimposed on a topographic map to indicate generally the plan of development and to serve as a working base for noting and incorporating suggestions of the development review committee and development coordinator, planning and zoning commission, engineer, or others who are consulted prior to the preparation of the preliminary plat.

Construction plan or drawing means the maps or drawings accompanying a plat and showing the specific location and design of public improvements to be installed in the subdivision or addition in accordance with the requirements of the city as a condition of the approval of the plat.

Contiguous lots means at least one boundary line of one lot touches a boundary line or lines of another lot.

Continuing care retirement community means a housing development designed to provide a full range of accommodations for older adults (55 years of age or older), including independent living, assisted living and skilled full-time nursing or medical care. Residents may move from one level to another as their needs change.

Convalescent home means any structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age.

Court means an open unoccupied space other than a yard, on the same lot with a building and which is bounded on three or more sides by the building.

Cul-de-sac means a street having but one outlet to another street and terminated on the opposite end by a vehicular turnaround.

Curfew means a time defined by the authority when outdoor lighting is reduced or extinguished.

Data Center means a facility or group of facilities primarily used to house computer systems, servers, data storage equipment, networking equipment, telecommunications equipment, and associated mechanical, electrical, cooling, and backup power systems necessary for the processing, storage, transmission, and management of electronic data. A data center may include administrative offices, security facilities, maintenance areas, and accessory uses customarily incidental to the operation of the facility, but shall not include a call center, general office building, warehouse, or telecommunications tower as a principal use.

Day nursery means a place where children are left for care a part of the 24 hours of the day.

Dead end street means a street, other than a cul-de-sac, with only one outlet.

Development review committee means the committee responsible for reviewing land studies, drainage plans, vacations, concept plans, draft plats, pre-application proposals, plats, preliminary engineering design plans and any other items deemed necessary which are associated with development. Typically, the DRC is composed of city planner, city engineer, director of public works, and the city manager or their designee. The city manager and city council may adjust the composition of the DRC or overrule the DRC in all matters not in violation of law.

Dilapidated or deteriorated means that condition as determined by the development services department or any appointed representative that the structural support is visibly bent, broken, dented or torn, or in the case of wood or similar products, splintered in such a way as to constitute an unsightly or harmful condition; or where the

message or wording is faded or can no longer be clearly read; or where any part of the sign is not in compliance with the requirements of the building, electrical or other model codes currently adopted by the city; or where any part of the sign is not in compliance with the requirements of the building, electrical or other model codes currently adopted by the city; or where a sign or its elements are twisted or leaning or are at another angle other than those at which it was originally constructed (such as may result from being blown by the wind or from the failure of a structural support) as determined by the development services department or any appointed representative.

District means a section of the city for which the regulations governing the area, height, or use of buildings are uniform for each type and class of structure.

Drainage plan means a general plan for handling the storm water affecting property proposed for development. The drainage plan shall show how and where water will be received from adjacent higher areas; how and where it will be collected and handled within the property; and how and where it will be discharged to a recognized drainage way in a lower area. The plan shall deal with individual watershed areas as necessary; show the proposed phasing of development and attendant phasing of drainage improvements; describe any unusual water features anticipated; provide topographic, physical and geographical information; and form the basis for subsequent review of design plans submitted for property to be final platted.

Dwelling means an attached or detached building arranged, intended, or designed for residential occupancy.

Dwelling, multiunit means a development type that includes multiple dwellings but not more than four per lot.

Easement means an area for restricted use on private property upon which a public entity or utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on or under any of these easements. The public entity or utility shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Efficiency means an apartment having a combination living and bedroom (no separate bedroom).

Emergency conditions means, generally, lighting that is only energized during an emergency; lighting fed from a backup power source; or lighting for illuminating the path of egress solely during a fire or other emergency situation; or, lighting for security purposes used solely during an alarm.

Enhanced pavement means any permeable or impermeable decorative pavement material intended for pedestrian or vehicular use. Enhanced pavement includes brick or stone pavers, grass pavers and stamped or stained concrete.

Erect means to build, construct, attach, hang, place, suspend or affix a sign, including the painting of signs on the exterior surface of a building or structure or on the exterior or interior surface of a window.

Escrow means a deposit of cash with the city in accordance with city policies.

Exaction requirement means a requirement imposed as a condition for approval of a plat, preliminary plat, building permit, planned development district or other development permit application to:

- (1) Dedicate an interest in land for a public infrastructure improvement;
- (2) Construct a public infrastructure improvement; or
- (3) Pay a fee in lieu of constructing a public infrastructure improvement.

Facilities or improvements, off-site means facilities or improvements required for service to the site but not located within the boundaries of the plat.

Facilities or improvements, on-site means existing or proposed facilities or improvements constructed within the property boundaries of the plat. On-site shall also mean those existing or proposed facilities required to be constructed or improved immediately adjacent to the property which are required to serve the development. These include streets, water lines, sewer lines, storm drainage, curb and gutter, and any other construction or reconstruction to serve the property.

Farm or ranch means a tract of land primarily used for agriculture.

Field office means a structure conforming to the uniform code used in conjunction with construction work accessory and incidental to the construction work accessory and incidental to the construction of a permanent structure which the permanent structure this Code and state and federal law. The temporary structure may be permitted by the building official at the time the permit is granted for the permanent structure and the temporary structure shall be completely removed at the time of occupancy of the permanent structure.

Filing date means the point in time where the subdivider has provided corrected land studies, drainage plans, vacations, concept plans, draft plats, pre-application proposals, preliminary engineering or other items with all fees paid to the satisfaction of the DRC and in compliance with state law and this chapter, for consideration by the planning and zoning commission at their the next available public hearing. See development review committee (DRC) comment and plat application deadline.

Final plat means the one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor with the subdivision location referenced to a survey corner and all boundaries, corners, and curves of the land division sufficiently described so that they can be reproduced without additional references. The final plat of any lot, tract, or parcel of land shall be recorded in the records of Denton County, Texas. An amended plat or replat is also a final plat.

Floodplain means any land area susceptible to a one percent annual-chance (or susceptible to a 100-year frequency storm) of being inundated by flood waters. This condition could result from the overflow of inland waters or the unusual and rapid accumulation of runoff of surface waters.

Floodway means the stream channel plus that portion of the overbanks that must be kept free from buildings, structures, fill or any other encroachment in order to discharge the one percent annual-chance flood.

Floodway fringe means the areas that fall within the 100-year floodplain, but are outside the floodway. Development will, by definition, cause no unacceptable increase in the 100-year frequency flood.

Floor area ratio means a numerical value obtained by dividing the sum of the gross horizontal area of all floors of a building, including interior balconies and mezzanines, measured to the exterior faces of walls, by the total area of the lot, excluding streets, alleys, and dedicated drainage ways.

Floor space per dwelling unit means the total number of square feet of habitable floor space contained within a dwelling unit exclusive of porches, breezeways, carports, garages, and storage areas not directly accessible from within the dwelling unit.

Footcandle means the unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot.

Forward light means (for an exterior luminaire) lumens emitted in the quarter sphere below horizontal and in the direction of the intended orientation of the luminaire.

Fully shielded luminaire means a luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light emitting part.

Garage, private means an interior or space in building for the storage of an automobile and separate indoor or outdoor entrance to building.

Garage, public means a building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

Garage, repair means an auto repair garage is a building or portion thereof whose principal use is for the repair, servicing, equipping, or maintenance of motor vehicles or motor vehicle components, including engines, radiators, starters, transmissions, brakes, tires and wheels, seats and similar components.

Garage, storage means a building or portion thereof, other than a private garage, used exclusively for parking or storage of self-propelled vehicles, but with no other services provided except facilities for washing and normal maintenance.

Glare means an effect created when an illumination source shines with sufficient brightness to cause discomfort, distract attention, or lead to the reduction or loss of visibility or visual function of the public.

Gross floor area means the gross floor space of an apartment house shall be measured by taking the outside dimension of the apartment building at each floor level, excluding, however, the floor area of basements or attics not used for residential purposes.

Ground cover means low growing, dense spreading plants typically planted from containers.

Hardscape means permanent hardscape improvements to the site including parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and non-vegetated landscaping that is ten feet or less in width. Materials may include concrete, asphalt, stone, gravel, etc.

Hardscape area means the area measured in square feet of all hardscapes. It is used to calculate the total site lumen limit in both the prescriptive method and performance methods.

Hardscape perimeter means the perimeter measured in linear feet is used to calculate the total site lumen limit in the performance method.

Hobby shop means an accessory use housed in a dwelling or in an accessory building in which the residents of the premises engage in recreational activities, none of which shall disturb the neighbors on either side or in the rear thereof, and from which no revenue may be derived, and in which no goods may be publicly displayed, offered for sale, or advertised for sale, nor may any sign be used in connection therewith.

Homeowner's Association. The HOA shall be organized as a non-profit corporation with automatic membership in the HOA when property is purchased. This shall be specified in the covenants which run with the land, and which bind all subsequent owners. Covenants for maintenance assessments shall also run with the land. Assessments shall also be handled in covenant form rather than as articles of incorporation since the latter may be easily amended. Included in the maintenance covenants shall be procedures for changing them at stated intervals since maintenance costs may change over time. Deeds shall also mention the rights and responsibilities of property owners to the HOA. The HOA shall also be responsible for liability insurance, local taxes, and the maintenance of all commonly held facilities through the use of a pro-rata share formula for all property owners.

Hospital means an institution or place where sick or injured in-patients are given medical or surgical care either at public (charity) or private expenses.

Hotel means a building containing rooms intended or designed to be used or which are used, rented or hired out to be occupied by guests and where only a general kitchen and dining room are provided within the building or in an accessory building.

IDA means the Illuminating Engineering Society of North America.

IESNA means the Illuminating Engineering Society of North America.

Impervious material is sealed to severely restrict water entry and movement.

Improved drainage channel means a drainage channel constructed to design standards, with constant cross sections, used to convey the 100-year design frequency storm plus one foot of free board, within its banks.

Industry standard lighting software means lighting software that calculates point-by-point illuminance that includes reflected light using either ray-tracing or radiosity methods.

Kennel means any lot or premises on which four or more dogs, cats, or other domestic animals at least four months of age, are housed or accepted for boarding, trimming, grooming or bathing for which remuneration is received.

Lamp is a generic term for a source of optical radiation (i.e. "light"), often called a "bulb" or "tube". Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.

Land planner means persons other than surveyors or engineers who also possess and can demonstrate a valid proficiency in the planning of residential, commercial, industrial, and other related developments; such proficiency often having been acquired by education in the field of landscape architecture or other specialized planning curriculum and/or by actual experience and practice in the field of land planning and may be a member of the American Institute of Certified Planners.

Land study means a general plan for an area proposed for partial or complete subdivision. The land study shall show the proposed locations of land uses, streets, phasing of development, important physical features, and applicable information for the entire area to be subdivided.

Landscape architect means a person registered as a landscape architect in this state pursuant to state law.

Landscape area means a portion of land that is covered by natural grass, ground cover, or other natural plant materials.

Landscape lighting means lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.

Lawn grass means thin bladed surface growing native plants typically planted from seed, sprigs or plugs.

LED means Light Emitting Diode.

Legal nonconforming means a use, building or yard existing legally at the time of the passage of the ordinance from which this chapter is derived which does not by reason of design, use, or dimensions conform to the regulations of the district in which it is situated. A use, building or yard established after the passage of the ordinance from which this chapter is derived that does not conform to regulations of the district in which it is situated shall be considered an illegal nonconforming use.

Licensed irrigator means a person duly licensed by the state to design and install irrigation systems.

Light pollution means any adverse effect of artificial light including, but not limited to, glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

Light trespass means light that falls beyond the property it is intended to illuminate.

Lighting means "electric" or "man-made" or "artificial" lighting.

Lighting equipment means equipment specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.

Lighting repair means the reconstruction or renewal of any part of an existing luminaire for the purpose of its on-going operation, other than relamping or replacement of components including capacitor, ballast or photocell. Note that retrofitting a luminaire with new lamp and/or ballast technology is not considered a repair and for the purposes of this ordinance the luminaire shall be treated as if new. "Repair" does not include normal relamping or replacement of components including capacitor, ballast or photocell.

Lighting zone means an overlay zoning system establishing legal limits for lighting for particular parcels, areas, or districts in a community.

Loading space, off-street means a space located outside of a public street or alley for the discharge of passengers or a space directly accessible to the building it serves for bulk pick-up and deliveries of delivery vehicles.

Logo means an identifying symbol used for advertising purposes, which may or may not be a registered trademark or service mark of the entity identified.

Lot means a parcel of land occupied or to be occupied by one building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this chapter, and having its principal frontage upon a public street or a place.

Lot, area means the net area of the lot and shall not include portions of streets or alleys.

Lot, corner means a lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the director of planning.

Lot, depth means the mean horizontal distance between the front and rear lot lines.

Lot, flag means an irregular lot that uses a narrow section of property for access that is characterized as less than the minimum lot width at the front building setback.

Lot, interior means a lot whose side lines do not abut upon any street.

Lot line, front means the boundary between a lot and the street on which it fronts.

Lot line, rear means the boundary line which is opposite and most distant from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

Lot line, side means any lot boundary line not a front or rear line thereof. A sideline may be a party lot line, a line bordering on an alley or place or side street line.

Lot, width means the horizontal distance between sidelines, measured at the front building line, as established by the minimum front yard requirement of this chapter.

Lot of record means a lot which is part of a subdivision, a map of which has been recorded in the office of the county clerk.

Low voltage landscape lighting means landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.

Lumen means the unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from "watt," a measure of power consumption).

Luminaire means the complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

Luminaire lumens (for luminaires with relative photometry per IES) is calculated as the sum of the initial lamp lumens for all lamps within an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known for a residential luminaire, assume 70 percent. For luminaires with absolute photometry per IES LM-79, it is the total luminaire lumens. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output.

Lux means the SI unit of illuminance. One lux is one lumen per square meter. One lux is a unit of incident illuminance approximately equal to one tenth of a footcandle.

Manufactured home means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and at least eight body feet in width or at least 40 body feet in length in traveling mode or at least 320 square feet when erected on site, and includes the plumbing, heating, air conditioning, and electrical systems of the home. The term "manufactured home" does not include a recreational vehicle as defined by 24 CFR 3282.8(g).

Master plan means the comprehensive land use and thoroughfare plan of the city and adjoining areas as adopted by the city council and the city planning and zoning commission, including all its revisions. This plan indicates the general location recommended for various land uses, transportation routes, public and private buildings, streets, parks, water, sewer, and other public and private developments and improvements.

Mobile home means a structure constructed before June 15, 1976, and built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and at least eight body feet in width or at least 40 body feet in length in the traveling mode or at least 320 square feet when erected on site and includes the plumbing, heating, air conditioning, and electrical systems of the home.

Motel, motor hotel or tourist court means any establishment offering to the transient public the use of guest rooms or sleeping accommodations for compensation. Such an establishment consists of a group of attached or detached guest rooms or sleeping accommodations the majority of which have private and direct access from parking areas not through common entrance and lobby. The establishment furnishes customarily hotel services and may contain a restaurant, club, lounge, banquet hall, or meeting rooms. A motel is a nonresidential use.

Mounting height means the height of the photometric center of a luminaire above grade level.

Natural channel means an earthen drainage channel in its natural state, generally with irregular cross sections. This channel has its original meanders and does not have consistent side slopes.

New lighting means lighting for areas not previously illuminated; newly installed lighting of any type except for replacement lighting or lighting repairs.

Object means a permanent structure located on a site. Objects may include statues or artwork, garages or canopies, outbuildings, etc.

Object height means the highest point of an entity, but shall not include antennas or similar structures.

Office warehouse means the primary function is the storage of goods and merchandise. Although a limited amount of retail or wholesale, and cash-and-carry sales will occur in an office warehouse facility, the majority of sales will be phone or mail orders to be delivered or shipped to the purchaser. The office portion of an office warehouse use would typically consist of management, accounting, order desk personnel.

Open space means area included in any side, rear, or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projection of cornices, eaves, or porches.

Open structure means a structure that is not enclosed with any building walls, but which may include a roof or canopy.

Ornamental lighting means lighting that does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or landscaping, and installed for aesthetic effect.

Ornamental street lighting means a luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting. It has a historical period appearance or decorative appearance, and has the following design characteristics:

- (1) Designed to mount on a pole using an arm, pendant, or vertical tenon;

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- (2) Opaque or translucent top and/or sides;
 - (3) An optical aperture that is either open or enclosed with a flat, sag or drop lens;
 - (4) Mounted in a fixed position; and
 - (5) With its photometric output measured using Type C photometry per IESNA LM-75-01.

Outdoor lighting means lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.

Parcel means a measured portion of a tract of land.

Park plan means a site plan drawn at an appropriate scale that indicates the required park facilities and the relationship of those facilities to the proposed park development.

Parking space, off-street means a concrete or asphalt surface located outside of the right-of-way of a public street or alley adequate for parking an automobile with room for opening doors both sides, together with properly related access to a public street or alley and maneuvering room without backing into a public street.

Partly shielded luminaire means a luminaire with opaque top and translucent or perforated sides, designed to emit most light downward.

Paved means an all-weather, dust-free surface intended for vehicular traffic or parking, which is concrete, asphalt, or other surface.

Pedestrian hardscape means stone, brick, concrete, asphalt or other similar finished surfaces intended primarily for walking, such as sidewalks and pathways.

Pennant means a temporary sign made of lightweight plastic, fabric or other material, which may or may not contain a message of any kind, suspended from a rope, wires or string, usually in a series and designed to move in the wind.

Person means any individual, association, firm, corporation, governmental agency, or political subdivision.

Pet lodging means an establishment that offers a variety of services such as, but not limited to: boarding, grooming, daycare, and training services.

Photoelectric switch means a control device employing a photocell or photodiode to detect daylight and automatically switch lights off when sufficient daylight is available.

Place means an open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

Plat means a plat application which has been formally filed after addressing all of DRC comments, providing all requisite information, material and studies and paying all required fees. This reference shall include inferences to a preliminary plat, final plat, amending plat, minor plat, replat or development plat.

Pre-application proposal means draft applications submitted for development review committee (DRC) for review, including information required by this chapter for each land study, a preliminary plat, replat, amended plat, development plat or a final plat proposal, along with an original, signed application.

Preliminary plat means the graphic expression of the proposed overall plan for subdividing, improving, and developing a tract shown by superimposing a scale drawing of the proposed land division on a topographic map and showing in plan existing and proposed drainage features and facilities, street layout and direction of curb flow, and other pertinent features with notations sufficient to substantially identify the general scope and detail of proposed development.

Property line means the line denoting the limits of legal ownership of property.

Public access easement or place means an easement designated on the final plat which provides access to all platted lots. The easement shall meet all requirements for a dedicated street (i.e., construction standards, width, and function) but may be privately maintained.

Public facility means the facilities owned or operated by or on behalf of the city to provide services to the public, including existing and new developments and subdivisions.

Public improvements agreement means a contract between the subdivider and the city by which the subdivider promises to construct one or more of the following public facilities within a public right-of-way or easement, within a specified time period following final plat approval (i.e., water, sanitary sewer, street, storm drainage, streetlights and street name signs).

Public infrastructure improvement means a water, wastewater, roadway, drainage or park facility that is a part of one or more of the city's public facilities systems.

Public park means land dedicated to the city specifically for development and use as a public recreational area.

Public property means any real property open or dedicated to a public use or owned by the city.

Recreational vehicle (RV) park or tourist cabin or trailer camp means a tract or parcel of land upon which two or more tourist cabins are located, or where temporary accommodations are provided for two or more automobile trailers, tents or house cars, open to the public either free or for a fee.

Recreational vehicle (RV) storage facility means a commercial facility in a controlled access and screened compound that leases spaces for the long-term storage of private boats, trailers, campers and recreational vehicles.

Relative photometry means photometric measurements made of the lamp plus luminaire, and adjusted to allow for light loss due to reflection or absorption within the luminaire. Reference standard: IES LM-63.

Replacement lighting means lighting installed specifically to replace existing lighting that is sufficiently broken to be beyond repair.

Residence means a building occupied as the abiding place of one or more persons in which the use and management of sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control and which shall include single-family dwellings, which shall be the principal building on any lot in residential districts.

Restaurant or cafe means a building or portion of a building, not operated as a dining room in connection with a hotel or boarding house, where food is served for pay and for consumption in the building, and where provisions may be made for serving food on the premises outside the building.

Right-of-way means a parcel of land, situated between facing property lines, occupied or intended to be occupied by a street, parkways, medians or alley. Where appropriate right-of-way may include other facilities and utilities, such as sidewalks, railroad crossings, electrical, communication, oil or gas, water or sanitary or storm drainage facilities, or for any other special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

Roof means part of a structure other than vertical walls that provide protection from the elements.

Sales area means an uncovered area used for sales of retail goods and materials, including but not limited to automobiles, boats, tractors and other farm equipment, building supplies, and gardening and nursery products.

Screening device means a structure that consists of a barrier of stone, brick, pierced brick or block, uniformly colored wood, or other permanent material of equal character, density, and acceptable design, at least six feet in

height, where the solid area equals at least 65 percent of the wall surface, including an entrance gate or gates; or foliage of an acceptable combination of these materials.

Searchlight means an apparatus on a swivel base that projects a strong, far reaching, beam of light.

Seasonal lighting means temporary lighting installed and operated in connection with holidays or traditions.

Self-storage facility (miniwarehouse) means a building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. The rented space shall be for private use only.

Senior adult housing means a residential development that is restricted to people that are 55 years old and over for independent living only. This use shall offer amenities within the complex such as, but not limited to, pickleball, pools, common areas or clubhouses, and other similar amenities.

Setback means the minimum horizontal distance between the front wall of any projection of the building, excluding steps and unenclosed porch and the street line.

Sexually oriented or adult business means a sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel, or other commercial enterprise the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.

Shielded directional lighting means a luminaire that includes an adjustable mounting device allowing aiming in any direction and contains a shield, louver, or baffle to reduce direct view of the lamp.

Shrub means a native plant that grows vertically in a multi-branched growth pattern.

Sign means an outdoor structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other thing that is designed, intended, or used to advertise or inform.

Sign, A-frame means a temporary sign which has two sides, the frame or support structure of which is hinged or connected at the top of the sign in such a manner that the sign is easily moved and erected. This type of sign is also known as a sandwich sign.

Sign, area means the area within a series of straight lines around the outermost extremities of all text, symbols, graphics, advertising surfaces, framing, background and ornamentation, but not including sign poles or other supporting structures. If dimensions and a means of calculating the area of circular, oval-shaped or triangular signs are readily available, they may be used for such signs.

Sign, banner means a temporary sign composed of lightweight flexible material on which letters, symbols or pictures are painted or printed and is affixed to a permanent structure.

Sign, billboard means an off-premises sign on which the message or copy can be changed periodically through manual means. A billboard sign is also known as an offsite advertising, non-digital messaging sign.

Sign, bulletin board means a sign containing information where a portion of such information may be periodically changed, providing such change shall be effected by the replacement or interchange of letters, numbers or other graphic symbols by insertion, attachment, or similar means. Also known as a community bulletin board.

Sign, building identification means a building identification sign which identifies the name of the building, but displays no goods or services for sale or advertising.

Sign, canopy means a sign that is permanently affixed to a canopy by paint, glue, sewing, or any other type of non-structural type of attachment.

Sign, construction means an on-premises sign which may be erected identifying any or all of the property owners, engineers, architects, mortgagees, or other participants in the construction or improvement of the premises; but which displays no goods or services for sale or other advertising. Also known as a contractor sign.

Sign, directional means a sign which contains only information designed to direct pedestrian or vehicular traffic to the location of a facility on the property on which the sign is located. Such signs may include, but are not limited to, arrows, words, or logos. No goods or services for sale may be listed on a directional sign.

Sign, electric or digital billboard means an off-premises sign, display or device, internally illuminated, which changes the static message or copy by electronic means, remote or automatic, for outdoor advertising of a use, product or service. The sign must be operated by an entity possessing an outdoor advertising license issued by Texas Department of Transportation (TXDOT).

Sign, electronic message center (EMC) means an on-premises sign on which the message or copy can be changed by remote or automatic means, including EMC signs that display gas pricing.

Sign face means the portion of the sign that is or can be used to identify, display, advertise or communicate information or for a visual representation which attracts or intends to attract the attention of the public for any purpose.

Sign, flag means a permanent sign made of fabric, bunting, or flexible material, containing distinctive colors, patterns, logos, wording or symbols used to signify or identify civic organizations, logos, schools, colleges or universities, or the government of the United States, the state, county or the city, and generally designed to be mounted on one end so as to move in the wind.

Sign, freestanding means a sign which is attached to or part of a completely self-supporting structure such as a frame of one or more poles which is not attached to any building or any other structure and which is permanently affixed to the ground.

Sign height means the vertical distances between the highest point of the sign or its supporting structure and the natural grade directly below the sign.

Sign, illuminated means a sign which has characters, letters, figures, or designs internally illuminated by electric lights, luminous tubes or other means that are specifically placed to draw attention to, or to provide nighttime viewing of, the subject matter on the sign face.

Sign, kiosk means a multi-sided, freestanding monument-type sign for the display of advertising for economic development purposes.

Sign, light pole banner means a temporary sign which is painted or printed on a strip of all-weather cloth, canvas, or other flexible material that is designed or manufactured for outdoor use mounted on a light pole on private property and secured to render sign stationary.

Sign, marquee means a projecting sign attached to or hung from a marquee or canopy or covered structure projecting from and supported by a primary building, when such marquee, canopy or covered structure extends beyond the building, building line, or property line.

Sign, menu board means a sign displaying the menu for drive-thru window service.

Sign, monument means a permanent sign with a display surface that is an integral part of the support structure. Any ground sign exceeding four feet in height or any pole sign with less than nine feet of ground clearance or with a sign structure that is greater than two feet in width shall be considered a monument sign.

Sign, municipality-owned means a sign which identifies a park, an entrance to the city, a place of interest within the city, a city sponsored event, or any city owned facility.

Sign, nonconforming means a sign, structure lawfully used as of the effective date of the ordinance from which this chapter is derived or amendments thereto, but which does not conform to the use regulations currently in effect.

Sign, off-premises means a sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

Sign, on-premises means a freestanding sign identifying or advertising a business, person, or activity, and installed and maintained on the same premises as the business, person or activity.

Sign, permanent means a sign constructed of any ridged material, with or without frames, permanently attached to the ground or to a wall, building or other structure, and displayed for an indefinite period of time. The following signs are considered permanent signs: changeable signs, freestanding signs, monument signs, pole signs, and wall signs.

Sign, pole means a permanent sign with a display surface that is attached to a self-supporting structure by one or two poles which has at least nine feet of ground clearance.

Sign, political means a sign that contains primarily a political message as specified by State of Texas law and regulation governing political campaigns and causes signage.

Sign, portable means a temporary sign which is designed to permit removal and reuse, and which includes, but is not limited to, A-frame and other such signs, and signs mounted on a trailer, wheeled carrier, vehicle, or other portable structure.

Sign, real estate means a temporary sign pertaining to the sale or lease of the premises, on which the sign is located.

Sign, roof means a sign that is painted on or erected upon or above the roof of the building.

Sign, scoreboard means a permanent sign that displays scores, results, identification of donors, or other information pertinent to athletic activities.

Sign structure means any structure which is designed specifically for the purpose of supporting a sign, has supported or is capable of supporting a sign. The term "sign structure" includes any decorative covers, braces, wires, supports, or components attached to or placed around the sign structure. Where any goods or services for sale or other advertisement is displayed on the structure, then said structure shall be counted as part of the sign area.

Sign, snipe means a sign that is tacked, nailed, posted, glued, or otherwise attached to trees, stakes, fences, ground or other like objects, the advertising matter of which is not applicable to the present use of the premises on which the sign is posted. Also known as bandit signs.

Sign, spectacular means any sign that physically rotates, oscillates, contains any moving parts, or contains flashing lights in sequence.

Sign, temporary means a sign not permanently affixed to the ground or to a building or other structure and shall include, but not be limited to these types of temporary signage: Coming soon, grand opening, going out of business, portable, inflatable, for sale and for lease signs.

Sign, wall means a permanent sign placed on, or attached directly to a fence or building surface, including window areas (translucent areas which are visible from a street or alley, that extend not more than 15 inches from the face or wall of a building).

Sign, wind device means a pennant, streamer, inflatable balloon or similar device made of cloth, canvas, plastic, or other similar flexible material, with or without a frame or other supporting structure, and used as a sign.

Sign, window means a temporary sign placed on, affixed to, painted on or located within the frame of a transparent opening in the wall of a building that may not be larger 20 percent of the opening.

Sky glow means the brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Story means the portion of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface, not more than four feet above the curb level, established or mean street grade, or average ground level, as mentioned in height of buildings in this section.

Street means a thoroughfare which affords principal means of access to property abutting thereon.

Street frontage means the length of the property line of a lot or tract immediately adjacent to a public or private street, measured in feet.

Street line means the dividing line between the street and the abutting property.

Street, non-local means streets classified as commercial collectors, minor arterials and primary arterials.

Street, perimeter means any existing or planned street which abuts the subdivision or addition to be platted.

Street, substandard means an existing street that does not currently meet the minimum requirements as to width, appurtenances or pavement section for a roadway of its anticipated function or designated classification. A standard street is a roadway that is so constructed that it meets or exceeds all requirements of its designated classification.

Street, width means the portion of the right-of-way constructed and designated for vehicular traffic. The shortest distance between the opposite edges of a paved surface or where curbs exist, the distance measured from back of curb to back of curb.

Structure means anything constructed or erected, which required location on the ground, or attached to something having a location on the ground, including, but not limited to, advertising signs, billboards, and poster panels, but exclusive of customary fences or boundary or retaining walls.

Subdivider means any person or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner, or authorized agent of such owner or equitable owner of land sought to be subdivided.

Subdivision means a division or redivision of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction of such limits, for the purpose of transfer of ownership, layout of any subdivision of any tract of land or any addition, or for the layout out of building lots, or streets, alleys or parts of other portions for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto.

Subdivision developer sales office means structures conforming to the uniform building code used for the purpose of selling residential structures within the immediate proximity of the sales office.

Surveyor means a licensed state land surveyor or a registered public land surveyor, as authorized by the state statutes to practice the profession of surveying.

Temporary lighting means lighting installed and operated for periods not to exceed 60 days, completely removed and not operated again for at least 30 days.

Terminal or motor freight means the use of property of buildings for the temporary parking motor freight vehicles or trucks of common carriers during loading and unloading and between trips, including necessary warehouse space for storage of transitory freight.

Time switch means an automatic lighting control device that switches lights according to time of day.

Transition means a visual effect used on an electronic sign to change from one message to another.

Translucent means allowing light to pass through, diffusing it so that objects beyond cannot be seen clearly (not transparent or clear).

Understory or accent trees mean small evergreen or deciduous perennial woody plants which would grow below the top layer of the forest and typically has unique branching, textural or seasonal color characteristics.

Unshielded luminaire means a luminaire capable of emitting light in any direction including downwards.

Uplight means, for an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.

Used car lot means a lot or portion thereof to be used only for the display and sale of automobiles that are in condition to be driven on or off the lot. A used car lot shall not be used for the storage of wrecked automobiles, or the storage of automobile parts.

Utility means water, sanitary sewer, electric, gas, telephone, cable TV or any other such item of service either for public or private use.

Variance means a modification of the provisions of zoning regulations, as applied to a specific piece of property, as distinct from rezoning.

Vertical illuminance means illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

Visibility triangle means areas that are located at the intersection of streets and alley right-of-way and the intersection of streets and driveways and conforms to public open space easement regulations and standards (POSE) of the city.

Waiver means a modification of the provisions of subdivision regulations, as applied to a specific piece of property, as distinct from zoning regulations and a variance.

Yard means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear, the least horizontal distance between the lot line and the main building shall be used.

Yard, depth means the mean horizontal distance between the front and rear line of a building other than an accessory building and the lot line except as modified in the text of any section in this chapter.

Yard, front means an open, unoccupied space on a lot facing a street between a building and a street line. If no building exists, a front yard is an open unoccupied space facing a street and adjacent thereto.

Yard, rear means a yard between the rear lot line and the rear line of the main building and the side lot lines.

Yard, side means a yard between the building and the sideline of the lot and extending from the front yard to the required minimum rear yard.

Yard, size means a yard between the main building and the adjacent sideline of the lot, and extending entirely from the front yard to the rear yard thereof.

(Ord. No. 793-25, § 2(Exh. A), 1-23-25)

**CITY OF JUSTIN, TEXAS
ORDINANCE NO. 860-26**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AMENDING CHAPTER 52, UNIFIED DEVELOPMENT CODE, OF THE CODE OF ORDINANCES BY AMENDING SECTION 52-901 (DEFINITIONS) TO ADD A DEFINITION FOR "DATA CENTER"; AMENDING THE SCHEDULE OF USES TO ALLOW DATA CENTERS BY SPECIFIC USE PERMIT (S) IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin is authorized under Chapter 211 of the Texas Local Government Code to regulate the use and development of land within the City; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the proposed amendments and recommended approval to the City Council, including the addition of a definition for "Data Center" and allowing the use by Specific Use Permit in the Light Industrial (LI) zoning district; and

WHEREAS, the City Council conducted a public hearing in accordance with state law and determined that the proposed amendments promote the public health, safety, and welfare and are consistent with the City's Comprehensive Plan and Unified Development Code.

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

SECTION 1. The recitals contained in the preamble are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth herein.

SECTION 2. Section 52-901, "Definitions," of Chapter 52, Unified Development Code, is hereby amended by adding the following definition in alphabetical order:

Data Center means a facility or group of facilities primarily used to house computer systems, servers, data storage equipment, networking equipment, telecommunications equipment, and associated mechanical, electrical, cooling, and backup power systems necessary for the processing, storage, transmission, and management of electronic data. A data center may include administrative offices, security facilities, maintenance areas, and accessory uses customarily incidental to the operation of the facility, but shall not include a call center, general office building, warehouse, or telecommunications tower as a principal use.

SECTION 3. The Schedule of Uses contained within Chapter 52 of the Unified Development Code is hereby amended by adding the following land use classification:

Use	LI – Light Industrial
Data Center	S

For purposes of this ordinance, "S" shall mean the use is permitted only upon approval of a **Specific Use Permit** in accordance with the requirements of Chapter 52 of the Code of Ordinances. The revised Schedule of Uses reflecting this amendment is incorporated into Chapter 52 as though fully set forth herein.

SECTION 4. All other provisions of Chapter 52 not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 5. If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. The City Secretary is hereby directed to publish the caption of this Ordinance as required by law.

SECTION 7. This Ordinance shall become effective immediately upon its adoption and publication as required by law.

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of August 2026.

On first reading, the 13th day of August 2026.

On the second and final reading, the 17th day of September 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
August 13, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (ACTION ITEMS)

Title: Consider adoption of Ordinance 859-26 of the City of Justin, Texas, ordering a Special Election to be held on November 3, 2026, to submit a proposition to reauthorize a one-half of one percent (1/2 of 1%) Sales Tax to provide revenue for maintenance and repair of municipal streets; designating the place of holding such election; providing a severability clause; declaring an effective date; and take appropriate action.

Department: Administration

Contact: Ingrid Rex, City Secretary

Recommendation:

Staff recommends that the City Council move to approve the ordinance authorizing and calling a special election to be held on November 3, 2026, for the purpose of submitting to the qualified voters of the City of Justin, Texas, a ballot proposition to reauthorize the Street Maintenance Sales and Use Tax at the rate of one-half of one percent; and establishing procedures for the election; and providing an effective date.

Background:

BACKGROUND/SUMMARY: The Street Maintenance Sales and Use Tax was originally approved by Justin voters on November 6, 2018, and reauthorized by the voters on November 8, 2022. The ordinance presented would call a special election on November 3, 2026, for the voters to consider reauthorization of the Street Maintenance Sales and Use Tax at the rate of one-half of one percent for a period of four years.

If the dedicated sales tax for street maintenance is reauthorized, the sales tax rate in Justin will remain at 8.25 percent.

FISCAL IMPACT: The cost for the election will be calculated by the Denton County Elections Administration (“DCE”) who administers the City of Justin elections. The cost will be distributed among each participating agency who will be contracting with DCE for the November 2026 Election. The cost can only be calculated by DCE once all participating parties have submitted their signed election agreement.

LEGAL REVIEW: Reviewed as to form and legality by City Attorney, Matthew Butler.

ATTACHMENTS:

1. Ordinance in English and Spanish

City Attorney Review: Yes

Attachments:

1. Special Election (Sales Tax) Ordinance 859-26 (English)
2. 171226_Special Election (Sales Tax) Ordinance City of Justin 2026-08-13 (Spanish)

**CITY OF JUSTIN, TEXAS
ORDINANCE NO. 859-26**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AUTHORIZING AND CALLING FOR A SPECIAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF JUSTIN A BALLOT PROPOSITION TO REAUTHORIZE A LOCAL SALES AND USE TAX AT THE RATE OF ONE-HALF (1/2) OF ONE PERCENT FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS; PROVIDING BALLOT PROPOSITION LANGUAGE; PRESCRIBING THE TIME AND DESIGNATING THE LOCATION AND MANNER OF CONDUCTING THE ELECTION TO BE IN ACCORDANCE WITH A JOINT ELECTION AGREEMENT FOR ELECTION SERVICES WITH DENTON COUNTY; PROVIDING FOR NOTICE; FIXING THE TIME, PLACE AND MANNER OF HOLDING SAID ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the “City”), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, Chapter 327 of the Texas Tax Code permits a municipality to adopt or continue a local sales and use tax to provide for street maintenance and repair if the tax is authorized by a majority of the municipality’s qualified voters; and,

WHEREAS, on November 6, 2018, the eligible voters of the City approved a ballot proposition to adopt the municipal street maintenance sales and use tax at the rate of one-half of one percent (1/2 of 1%) within the City as permitted by Chapter 327 of the Texas Tax Code, and on November 8, 2022, a majority of the eligible voters of the City approved a ballot proposition to reauthorize the said sales and use tax at the same rate; and,

WHEREAS, Section 327.007 of the Tax Code provides that the municipal street maintenance sales and use tax expires on the fourth (4th) anniversary of the date the tax was last reauthorized by a special election called and held for that purpose; and,

WHEREAS, the City Council of the City of Justin (“City Council”), hereby finds that it is appropriate, advisable and in the best interest of the citizens of the town that an election be held for the purpose of submitting a proposition on the question of reauthorizing the rate of sales and use tax within the City to provide revenue for maintenance and repair of municipal streets in the existing amount of one-half of one percent; and,

WHEREAS, Section 41.001 of the Texas Election Code (the “Code”) establishes November 3, 2026, as a uniform election date for the purposes of conducting a special election; and,

WHEREAS, the City Council finds that the City is an eligible city under Chapter 327 of the Texas Tax Code, that the City has available capacity under the two percent (2%) local sales and use tax cap, and that approval of the proposition will not cause combined local sales and use tax rate within the City to exceed two percent (2%); and,

WHEREAS, the City Council finds that it is in the public interest to enter into a joint election agreement and election services contract with Denton County to provide the most efficient and convenient voting opportunities; and

WHEREAS, the intention of the City Council, via adoption of this Ordinance, is to call a special election, designate a polling place, appoint necessary election officers, establish procedures for conducting the election, and authorize the City Manager to execute a joint election agreement whereby the general election will be administered by the Denton County Elections Administrator;

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

SECTION I INCORPORATION OF PREMISES

The facts and recitations contained in the above preamble of this Ordinance are hereby incorporated herein for all purposes.

SECTION II ELECTION ORDERED

In accordance with the general laws and Constitution of the State of Texas and Sections 327.003 and 327.007 of the Texas Tax Code, the City Council of the City of Justin, Texas, hereby orders that a Special Election be called and ordered for November 3, 2026, to submit to the voters a proposition to determine whether to reauthorize the adoption of a one-half of one percent (1/2 of 1%) sales tax to be used for the maintenance and repair of municipal streets.

SECTION III BALLOT LANGUAGE

The official ballot for the special election shall be prepared in accordance with the Texas Election Code so that voters may cast their ballots either "**FOR**" or "**AGAINST**" the following proposition, which shall appear on the ballot in substantially the following form:

“PROPOSITION A

“The reauthorization of the local sales and use tax in the City of Justin at the rate of one-half of one percent to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized.

FOR _____
AGAINST _____”

The election administrator shall prepare the Spanish translation of the contents of the ballot.

SECTION IV PRECINCTS

The election precinct for said election shall be the regular precinct of Denton County to the extent that it is within the corporate limits of the City of Justin.

SECTION V ADMINISTRATION OF ELECTION

The special election shall be conducted in accordance with the provisions of the Texas Election Code. In accordance with Chapter 271 of the Code, the City intends to enter into an agreement for election services with Denton County (the "Agreement"). The City Manager is hereby authorized and directed to execute the Agreement for the conduct of the election in accordance with Chapter 31 of the Code, and other applicable statutes and laws. Additionally, the cost of the special election shall be paid in accordance with the Agreement. All expenditures necessary to conduct the election, the purchase of materials therefor, and the employment of all election officials are hereby authorized and shall be conducted per the Agreement and applicable law.

SECTION VI EARLY VOTING CLERKS

In accordance with Sections 31.097 and 271.006 of the Texas Election Code, Frank Phillips, Denton County Elections Administrator, is hereby appointed to serve as the Early Voting Clerk for the purpose of conducting said election, and any permanent Denton County employees serving under him shall serve as Deputy Early Voting Clerks:

Frank Phillips, Early Voting Clerk
P O Box 1720
Denton, TX 76202

Applications for ballots by mail must be received no later than the close of business on Friday, October 23, 2026.

SECTION VII EARLY VOTING LOCATIONS

Early voting by personal appearance will be held jointly with other Denton County public entities at Denton County's main Early Voting Site located at the Denton Council Administration Building, 701 Kimberly Drive, Denton, Texas 76208, and at all other locations in Denton County designated by the Denton County Elections Administrator, beginning on Monday, October 19, 2026, and continuing through October 30, 2026.

Additional early voting locations or changes to early voting locations as identified in the Election Agreement or other document issued by the Denton County Elections Administrator following execution of this Agreement shall be incorporated herein by reference without additional action of the City Council.

The times for early voting by personal appearance of said election are as follows:

Monday to Friday	October 19-23, 2026	8:00 a.m. to 5:00 p.m.
Saturday	October 24, 2026	7:00 a.m. to 7:00 p.m.
Sunday	October 25, 2026	11:00 a.m. to 5:00 p.m.
Monday to Friday	October 26-30, 2026	7:00 a.m. to 7:00 p.m.

**SECTION VIII
ELECTION DAY POLLING PLACE**

The official polling place for voting on Election Day, November 3, 2026, shall be the Justin City Hall, 415 N. College Ave., Justin, Texas. All resident, qualified voters of the City of Justin, Texas shall be permitted to vote in said election.

**SECTION IX
NOTICE AND PUBLICATION**

Notice of the Election shall be given by posting a notice of election in both English and Spanish at Justin City Hall, located at 415 N. College Ave., Justin, Texas 76247, on the bulletin board not later than twenty-one (21) days prior to the date upon which the Election is to be held, and by publication of said notice at least once in the official newspaper of the City, being a newspaper of general circulation within the City, the date of said publication to be not less than ten (10) days nor more than thirty (30) days prior to the date set for the Election. Upon publication of the election notice, the City Secretary shall secure a publisher's affidavit.

In addition thereto, a copy of the notice shall also be filed with the City Secretary at least twenty-one (21) days before the Election.

SECTION X

A copy of this order shall be retained with the other records of the election in accordance with the Texas Election Code.

EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Justin, Texas, this 13th day of August 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney

**CIUDAD DE JUSTIN, TEXAS
ORDENANZA NRO. 859-26**

UNA ORDENANZA DEL CONSEJO MUNICIPAL DE LA CIUDAD DE JUSTIN, TEXAS, QUE AUTORIZA Y CONVOCA UNA ELECCIÓN ESPECIAL QUE SE HA DE CELEBRAR EL 3 DE NOVIEMBRE DE 2026 CON EL PROPÓSITO DE PRESENTAR ANTE LOS VOTANTES HABILITADOS DE LA CIUDAD DE JUSTIN UNA PROPOSICIÓN EN LA BOLETA DE VOTACIÓN PARA VOLVER A AUTORIZAR UN IMPUESTO SOBRE LAS VENTAS Y EL USO LOCAL A UNA TASA DE LA MITAD (1/2) DEL UNO POR CIENTO PARA EL MANTENIMIENTO Y LA REPARACIÓN DE CALLES MUNICIPALES; QUE PROVEE EL LENGUAJE DE LA PROPOSICIÓN DE LA BOLETA DE VOTACIÓN; QUE PRESCRIBE LA HORA Y DESIGNA EL LUGAR Y LA MANERA DE CELEBRAR LA ELECCIÓN DE CONFORMIDAD CON UN CONVENIO DE ELECCIONES CONJUNTAS PARA SERVICIOS ELECTORALES CON EL CONDADO DE DENTON; QUE DISPONE EL AVISO; QUE FIJA LA HORA, LUGAR Y MANERA DE CELEBRAR DICHA ELECCIÓN; Y QUE DISPONE LA FECHA DE ENTRADA EN VIGENCIA.

EN VISTA DE QUE la Ciudad de Justin, Texas (la “Ciudad”) es una municipalidad con gobierno autónomo que actúa bajo su Carta Orgánica adoptada por el electorado en conformidad con la Sección 5 del Artículo XI de la Constitución de Texas y el Capítulo 9 del Código de Gobierno Local; y

EN VISTA DE QUE el Capítulo 327 del Código de Impuestos de Texas permite a una municipalidad adoptar o continuar un impuesto local sobre las ventas y el uso para proveer el mantenimiento y la reparación de las calles si el impuesto es autorizado por la mayoría de los votantes habilitados en la municipalidad; y,

EN VISTA DE QUE el 6 de noviembre de 2018 los votantes habilitados de la Ciudad aprobaron una proposición electoral para adoptar el impuesto sobre las ventas y el uso para el mantenimiento de las calles municipales a una tasa de la mitad del uno por ciento (1/2 del 1%) dentro de la Ciudad, como lo permite el Capítulo 327 del Código de Impuestos de Texas, y que el 8 de noviembre de 2022 una mayoría de los votantes habilitados de la Ciudad aprobaron una proposición electoral para volver a autorizar dicho impuesto sobre las ventas y el uso con la misma tasa; y

EN VISTA DE QUE la Sección 327.007 del Código de Impuestos establece que el impuesto municipal sobre las ventas y el uso para el mantenimiento de las calles caduca en el cuarto (4º) aniversario de la fecha en que el impuesto fue reautorizado por última vez mediante una elección especial convocada y celebrada a tal efecto; y

EN VISTA DE QUE el Consejo Municipal de la Ciudad de Justin, Texas (“Consejo Municipal”) por la presente halla que es apropiado, aconsejable y en el mejor interés de los ciudadanos de la ciudad que se celebre una elección con el propósito de presentar una proposición con la pregunta de si se debe volver a autorizar el impuesto sobre las ventas y el uso dentro de la Ciudad para generar ingresos para el mantenimiento y la reparación de calles municipales a la tasa actual de la mitad del uno por ciento; y

EN VISTA DE QUE la Sección 41.001 del Código Electoral de Texas (el “Código”) establece el 3 de noviembre de 2026 como una fecha uniforme de elecciones a efectos de llevar a cabo una elección especial; y

EN VISTA DE QUE el Consejo Municipal halla que la Ciudad es una ciudad elegible bajo el Capítulo 327 del Código de Impuestos de Texas, que la Ciudad tiene capacidad disponible por debajo de la tasa máxima del dos por ciento (2%) del impuesto sobre las ventas y el uso local, y que la aprobación de la proposición no resultará en que la tasa combinada del impuesto sobre las ventas y el uso local dentro de la Ciudad supere el dos por ciento (2%); y

EN VISTA DE QUE, el Consejo Municipal halla que es para el beneficio del público acordar un convenio de elecciones conjuntas y un contrato de servicios electorales con el Condado de Denton para proporcionar las oportunidades de votación más eficientes y convenientes; y

EN VISTA DE QUE, la intención del Consejo Municipal, mediante la adopción de esta Ordenanza, es convocar una elección especial, designar un lugar de votación, designar a los funcionarios electorales necesarios, establecer procedimientos para llevar a cabo la elección y autorizar al Administrador de la Ciudad a firmar un convenio de elecciones conjuntas mediante el cual la elección especial sea administrada por el Administrador de Elecciones del Condado de Denton; y

AHORA, POR TANTO, EL CONSEJO MUNICIPAL DE LA CIUDAD DE JUSTIN, TEXAS, ORDENA QUE:

SECCIÓN I INCORPORACIÓN DE LOS CONSIDERANDOS

Por la presente, los hechos y considerandos incluidos en el preámbulo anterior de esta Ordenanza se incorporan en lo sucesivo a todo efecto.

SECCIÓN II ELECCIÓN ORDENADA.

En conformidad con las leyes generales y la Constitución del Estado de Texas y las Secciones 327.003 y 327.007 del Código de Impuestos de Texas, el Consejo Municipal de la Ciudad de Justin, Texas, por la presente convoca y ordena una Elección Especial para el 3 de noviembre de 2026, a fin de presentar ante los votantes una proposición para determinar si se vuelve a autorizar la adopción de un impuesto sobre las ventas y el uso a una tasa de la mitad del uno por ciento (1/2 del 1%) para fines de mantenimiento y la reparación de calles municipales.

SECCIÓN III LENGUAJE DE LA BOLETA DE VOTACIÓN

La boleta oficial de votación de la elección especial será preparada de acuerdo con el Código Electoral de Texas para que los votantes puedan emitir sus votos “**A FAVOR**” o “**EN CONTRA**” de la siguiente proposición, la cual aparecerá en la boleta de votación sustancialmente como sigue a continuación:

“PROPOSICIÓN A

“Volver a autorizar el impuesto local sobre las ventas y el uso en la Ciudad de Justin a una tasa de la mitad del uno por ciento para seguir generando ingresos para el mantenimiento y la reparación de calles municipales. El impuesto vence en el cuarto aniversario de la fecha de esta elección a menos que se vuelva a autorizar la imposición del mismo.

A FAVOR _____

EN CONTRA _____”

El administrador de la elección deberá preparar la traducción en español del contenido de la boleta de votación.

**SECCIÓN IV
PRECINTOS**

El precinto electoral de dicha elección será el precinto regular del Condado de Denton en la medida que esté comprendido dentro de los límites corporativos de la ciudad de Justin.

**SECCIÓN V
ADMINISTRACIÓN DE LA ELECCIÓN**

La elección especial se llevará a cabo en conformidad con las disposiciones del Código Electoral de Texas. En conformidad con el Capítulo 271 del Código, la Ciudad tiene la intención de celebrar un convenio de servicios electorales con el Condado de Denton (el “Convenio”). Por la presente, se autoriza e instruye al Administrador de la Ciudad a firmar el Convenio para celebrar la elección en conformidad con el Capítulo 31 del Código y otros estatutos pertinentes. Además, el costo de la elección especial se pagará en conformidad con el Convenio. Por la presente, se autorizan todos los gastos necesarios para la celebración de la elección, la compra de materiales para la misma y el empleo de todos los funcionarios electorales, y esto se llevará a cabo de acuerdo con el Convenio y las leyes pertinentes.

**SECCIÓN VI
FUNCIONARIOS DE VOTACIÓN ANTICIPADA**

De acuerdo con las Secciones 31.097 y 271.006 del Código Electoral de Texas, Frank Phillips, el Administrador de Elecciones del Condado de Denton, es por la presente designado Oficial de Votación Anticipada a efectos de celebrar dicha elección, y cualquier empleado permanente del Condado de Denton bajo su autoridad, fungirá como suboficiales de votación anticipada.

Frank Phillips, Early Voting Clerk
P O Box 1720
Denton, TX 76202

Las solicitudes de boletas de votación por correo deben recibirse a más tardar al cierre del horario de atención del viernes 23 de octubre de 2026.

SECCIÓN VII LUGARES DE VOTACIÓN ANTICIPADA

La votación anticipada en persona se llevará a cabo de manera conjunta con otras entidades públicas del Condado de Denton en el principal lugar de votación anticipada del Condado de Denton ubicado en el Edificio de Administración del Consejo de Denton, en 701 Kimberly Drive, Denton, Texas 76208, y en otros lugares en el Condado de Denton designados por el Administrador de Elecciones del Condado de Denton, comenzando el lunes 19 de octubre de 2026 y finalizando el 30 de octubre de 2026.

Los lugares adicionales de votación anticipada o cambios en los lugares de votación anticipada que sean identificados en el Convenio Electoral o en otro documento expedido por el Administrador de Elecciones del Condado de Denton posteriormente a la firma de este Convenio, serán incorporados a la presente mediante referencia sin acción adicional del Consejo Municipal.

Los horarios de la votación anticipada en persona de dicha elección serán los siguientes:

Lunes a viernes	19 al 23 de octubre de 2026	8:00 a.m. a 5:00 p.m.
Sábado	24 de octubre de 2026	7:00 a.m. a 7:00 p.m.
Domingo	25 de octubre de 2026	11:00 a.m. a 5:00 p.m.
Lunes a viernes	26 al 30 de octubre de 2026	7:00 a.m. a 7:00 p.m.

SECCIÓN VIII LUGAR DE VOTACIÓN DEL DÍA DE ELECCIÓN

El lugar oficial de votación para el Día de Elección, el 3 de noviembre de 2026, será Justin City Hall, 415 N. College Ave., Justin, Texas. Todos los votantes habilitados residentes de la Ciudad de Justin tendrán permitido votar en dicha elección.

SECCIÓN IX AVISO Y PUBLICACIÓN

Se dará aviso de la Elección mediante la colocación de un aviso de elección en inglés y en español en el tablero de boletines de Justin City City Hall, ubicado en 415 N. College Ave., Justin, Texas 76247 a más tardar el vigésimo primer (21er) día antes de la fecha de la celebración de la Elección, y mediante la publicación de dicho aviso al menos una vez en el periódico oficial de la Ciudad, de circulación general dentro de la Ciudad, siendo la fecha de dicha publicación no menos de diez (10) días ni más de treinta (30) días antes de la fecha establecida para la Elección. Una vez realizada la publicación, la Secretaria de la Ciudad obtendrá una declaración jurada del periódico.

Además de esto, una copia del aviso será presentada ante la Secretaria de la Ciudad al menos veintiún (21) días antes de la Elección.

SECCIÓN X

Una copia de esta orden será retenida junto a otros registros de la elección en conformidad con el Código Electoral de Texas.

FECHA DE ENTRADA EN VIGENCIA. Esta Ordenanza entrará en vigencia inmediatamente después de su adopción.

ACEPTADA Y APROBADA por el Consejo Municipal de la Ciudad de Justin, Texas, este día 13 de agosto de 2026.

APROBADA:

James Clark, Alcalde

ATESTIGUA:

Ingrid Rex, Secretaria de la Ciudad

APROBADA EN CUANTO A SU FORMA:

Abogado de la Ciudad