



STONEHAVEN  
PUBLIC IMPROVEMENT DISTRICT  
AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

JUNE 16, 2025

## TABLE OF CONTENTS

Table of Contents .....	1
Introduction .....	3
Section I: Definitions .....	5
Section II: The District .....	14
Section III: Authorized Improvements .....	14
Section IV: Service Plan .....	18
Section V: Assessment Plan .....	18
Section VI: Terms of the Assessments .....	23
Section VII: Assessment Roll .....	30
Section VIII: Additional Provisions .....	30
Section IX: Additional Information.....	32
Exhibits .....	38
Appendices .....	39
Exhibit A-1 – Map of the District.....	40
Exhibit A-2 – Map of Improvement Area #1.....	41
Exhibit A-3 – Map of Improvement Area #2.....	42
Exhibit A-4 – Map of Improvement Area #3.....	43
Exhibit A-5 – Improvement Area #1 Lot Type Classification Map .....	44
Exhibit A-6 - Improvement Area #2 Lot Type Classification .....	45
Exhibit A-7 – Improvement Area #3 Lot Type Classification Map .....	46
Exhibit B – Project Costs .....	47
Exhibit C – Service Plan .....	48
Exhibit D – Sources and Uses of Funds .....	49
Exhibit E – Maximum Assessment and Tax Rate Equivalent.....	50
Exhibit F-1 –Improvement Area #1 Assessment Roll .....	51
Exhibit F-2 –Improvement Area #1 Annual Installments .....	59
Exhibit G-1 - Improvement Area #2 Assessment Roll .....	60
Exhibit G-2 - Improvement Area #2 Annual Installments .....	61
Exhibit H-1 - Improvement Area #3 Assessment Roll .....	62
Exhibit H-2 - Improvement Area #3 Annual Installments .....	63

Exhibit I-1 – Stonehaven Phase 1 Final Plat.....64

Exhibit I-2 – Stonehaven Phase 2 Final Plat.....66

Exhibit J-1 – Maps of Improvement Area #1 Improvements .....68

Exhibit J-2 – Maps of Improvement Area #2 Improvements .....72

Exhibit J-3 – Maps of Improvement Area #3 Improvements .....76

Exhibit K – Form of Notice of Assessment Termination.....84

Exhibit L – Improvement Area #1-2 Bonds Debt Service Schedule .....87

Exhibit M-1 – District Legal Description .....88

Exhibit M-2 – Improvement Area #1 Legal Description .....99

Exhibit M-3 – Improvement Area #2 Legal Description .....103

Exhibit M-4 – Improvement Area #3 Legal Description .....115

Appendix A – Engineer’s Report .....125

Appendix B – Buyer Disclosures.....161

## INTRODUCTION

Capitalized terms used in this 2025 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2025 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” an “Exhibit,” or an “Appendix” shall be a reference to a Section of this 2025 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes.

On September 20, 2021, the City Council passed and approved Resolution No. 56-R-2021 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 246.275 acres located within the corporate limits of the City, as described by the legal description on **Exhibit M-1** and depicted on **Exhibit A-1**.

On July 3, 2023, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 18-2023, for the purposes of (1) identifying the Improvement Area #1 Authorized Improvements to be provided by the District; (2) identifying the costs of the Improvement Area #1 Authorized Improvements; (3) identifying the indebtedness to be incurred for the Improvement Area #1 Authorized Improvements, and the manner of assessing the Improvement Area #1 Assessed Property for the costs of the Improvement Area #1 Authorized Improvements; (4) levying the Improvement Area #1 Assessments for Improvement Area #1 Assessed Property; and (5) approving the Improvement Area #1 Assessment Roll.

On September 16, 2024, the City Council approved the 2024 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. 2024-21, which served to amend and restate the Service and Assessment Plan, in its entirety for the purposes of (1) updating the Improvement Area #1 Assessment Roll; (2) identifying the Improvement Area #2 Authorized Improvements to be provided by the District; (3) identifying the costs of the Improvement Area #2 Authorized Improvements; (4) identifying the indebtedness to be incurred for the Improvement Area #2 Authorized Improvements, and the manner of assessing the Improvement Area #2 Assessed Property for the costs of the Improvement Area #2 Authorized Improvements; (5) levying the Improvement Area #2 Assessments for Improvement Area #2 Assessed Property; and (6) approving the Improvement Area #2 Assessment Roll.

On June 16, 2025, the City Council approved this 2025 Amended and Restated Service and Assessment Plan for the District by adopting the 2025 Assessment Ordinance, which serves to

amend and restate the 2024 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) issuing the Improvement Area #1-2 Bonds, (2) updating the Improvement Area #1 Assessment Roll, (3) updating the Improvement Area #2 Assessment Roll; (4) identifying the Improvement Area #3 Authorized Improvements to be provided by the District; (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 Assessments for Improvement Area #3 Assessed Property; and (8) approving the Improvement Area #3 Assessment Roll.

The PID Act requires a service plan to (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice form is attached as **Appendix B**.

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

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**. The Improvement Area #2 Assessment Roll is included as **Exhibit G-1**. The Improvement Area #3 Assessment Roll is included as **Exhibit H-1**.

## SECTION I: DEFINITIONS

**“2023 Assessment Ordinance”** means Ordinance No. 18-2023 approved and adopted by the City Council on July 3, 2023 which levied the Improvement Area #1 Assessment against the Improvement Area #1 Assessed Property, and approved the Service and Assessment Plan.

**“2024 Amended and Restated Service and Assessment Plan”** means the Stonehaven Public Improvement District 2024 Amended and Restated Service and Assessment Plan as approved on September 16, 2024, by the 2024 Assessment Ordinance, which is to be replaced in its entirety by this 2025 Amended and Restated Service and Assessment Plan.

**“2024 Assessment Ordinance”** means Ordinance No. 2024-21 approved and adopted by the City Council on September 16, 2024, which levied the Improvement Area #2 Assessment against the Improvement Area #2 Assessed Property, and amended and restated the Service and Assessment Plan.

**“2025 Amended and Restated Service and Assessment Plan”** means this Stonehaven Public Improvement District Amended and Restated Service and Assessment Plan, which replaces in its entirety the 2024 Amended and Restated Service and Assessment Plan, as updated, amended, or supplemented from time to time.

**“2025 Assessment Ordinance”** means an ordinance expected to be approved and adopted by the City Council on June 16, 2025, which will levy the Improvement Area #3 Assessment against the Improvement Area #3 Assessed Property, and amend and restate the 2024 Amended and Restated Service and Assessment Plan.

**“Actual Costs”** mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer, either directly or through affiliates, including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, owing to contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental fees and charges, and (6) costs to implement, administer, and manage the above-described

activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

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

**“Additional Interest Rate”** means the up to 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #3 Reimbursement Obligation.

**“Administrator”** means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 Amended and Restated Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

**“Annual Collection Costs”** mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2025 Amended and Restated Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

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

**“Annual Service Plan Update”** means an update to this 2025 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Assessed Property”** means any Parcel within the District against which an Assessment is levied.

**“Assessment”** means an assessment levied against Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to

reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

**“Assessment Ordinance”** means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

**“Assessment Plan”** means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

**“Assessment Roll”** means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll, the Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in any Annual Service Plan Updates.

**“Authorized Improvements”** means the improvements authorized by Section 372.003 of the PID Act and described in **Section III**, as further depicted on **Exhibit J-1, Exhibit J-2, and Exhibit J-3**.

**“Bond Issuance Costs”** means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter’s discount, fees charged by the Texas Attorney General, original issue discount, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

**“City”** means the City of Seagoville, Texas.

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

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

**“Delinquent Collection Costs”** mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2025 Amended and Restated Service and Assessment Plan, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

**“Developer”** means Meritage Homes of Texas, LLC, an Arizona limited liability company, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

**“District”** means the Stonehaven Public Improvement District containing approximately 246.275 acres located within the corporate limits of the City, and more specifically described in **Exhibit M-1** and depicted on **Exhibit A-1**.

**“District Formation Costs”** means the costs associated with forming the District, including, but not limited to, attorney fees, and any other cost or expense incurred by the City directly associated with the establishment of the District.

**“Engineer’s Report”** means the report provided by a licensed professional engineer that describes the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A**.

**“Estimated Buildout Value”** means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Developer and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E**.

**“Improvement Area #1”** means approximately 68.784 acres located within the District, more specifically described in **Exhibit M-2** and depicted on **Exhibit A-2**.

**“Improvement Area #1 Annual Installment”** means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #1; and (4) Additional Interest related to the allocable portion of the Improvement Area #1-2 Bonds or any PID Bonds issued to refinance all or a portion of the Improvement Area #1 Assessment, if applicable, as shown on **Exhibit F-2**.

**“Improvement Area #1 Assessed Property”** means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

**“Improvement Area #1 Assessment”** means an Assessment levied against Improvement Area #1 Assessed Property, related to the Improvement Area #1 Projects, and imposed pursuant to the 2023 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**“Improvement Area #1 Assessment Roll”** means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection

with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

**“Improvement Area #1 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.A** and depicted on **Exhibit J-1**.

**“Improvement Area #1 Initial Parcel”** means all of the Improvement Area #1 Assessed Property against which the entire Improvement Area #1 Assessment was levied at the time the City Council approved the 2023 Assessment Ordinance, as described in **Exhibit M-2**, and depicted on **Exhibit A-2**.

**“Improvement Area #1 Projects”** means collectively, (1) the Improvement Area #1 Improvements; (2) the pro rata portion of the first year’s Annual Collection Costs related to the Improvement Area #1-2 Bonds; and (3) the pro rata portion of the Bond Issuance Costs incurred in connection with the issuance of the Improvement Area #1-2 Bonds.

**“Improvement Area #1-2 Bonds”** means those certain “City of Seagoville, Texas, Special Assessment Revenue Bonds, Series 2025 (Stonehaven Public Improvement District Improvement Area #1 Project and Improvement Area #2 Project)” that are secured by Improvement Area #1 Assessments and Improvement Area #2 Assessments and other assets of the Trust Estate as defined in the Indenture authorizing their issuance.

**“Improvement Area #2”** means approximately 98.524 acres located within the District, more specifically described in **Exhibit M-3** and depicted on **Exhibit A-3**.

**“Improvement Area #2 Annual Installment”** means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #2; and (4) Additional Interest related to the allocable portion of the Improvement Area #1-2 Bonds or any PID Bonds issued to refinance all or a portion of the Improvement Area #2 Assessment, if applicable, as shown on **Exhibit G-2**.

**“Improvement Area #2 Assessed Property”** means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

**“Improvement Area #2 Assessment”** means an Assessment levied against a Parcel within Improvement Area #2 and imposed pursuant to the 2024 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation

upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

**“Improvement Area #2 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #2 Assessed Property, as further described in **Section III.B** and depicted on **Exhibit J-2**.

**“Improvement Area #2 Initial Parcel”** means all of the Improvement Area #2 Assessed Property against which the entire Improvement Area #2 Assessment was levied at the time the City Council approved the 2024 Assessment Ordinance, as described in **Exhibit M-3**, and depicted on **Exhibit A-3**.

**“Improvement Area #2 Projects”** means collectively, (1) the Improvement Area #2 Improvements; (2) the pro rata portion of the first year’s Annual Collection Costs related to the Improvement Area #1-2 Bonds; and (3) the pro rata portion of the Bond Issuance Costs incurred in connection with the issuance of the Improvement Area #1-2 Bonds.

**“Improvement Area #3”** means approximately 78.969 acres located within the District, more specifically described in **Exhibit M-4** and depicted on **Exhibit A-4**.

**“Improvement Area #3 Annual Installment”** means the Annual Installment of the Improvement Area #3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #3; and (4) Additional Interest related to any series of PID Bonds issued to refinance all or a portion of the Improvement Area #3 Assessment, if and when issued, as shown on **Exhibit H-2**.

**“Improvement Area #3 Assessed Property”** means any Parcel within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

**“Improvement Area #3 Assessment”** means an Assessment levied against a Parcel within Improvement Area #3 and imposed pursuant to the 2025 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for the Improvement Area #3 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #3 Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan as **Exhibit H-1**.

**“Improvement Area #3 Bonds”** means those certain “City of Seagoville, Texas, Special Assessment Revenue Bonds, Series 20[26] (Stonehaven Public Improvement District Improvement Area #3 Project)” that will be secured by Improvement Area #3 Assessments and other assets of the Trust Estate as defined in the Indenture authorizing their issuance, if and when issued.

**“Improvement Area #3 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property, as further described in **Section III.B** and depicted on **Exhibit J-3**.

**“Improvement Area #3 Initial Parcel”** means all of the Improvement Area #3 Assessed Property against which the entire Improvement Area #3 Assessment is expected to be levied at the time the City Council approves the 2025 Assessment Ordinance, as described in **Exhibit M-4**, and depicted on **Exhibit A-4**.

**“Improvement Area #3 Projects”** means collectively, (1) the Improvement Area #3 Improvements; (2) the first year’s Annual Collection Costs related to Improvement Area #3; and (3) Bond Issuance Costs incurred in connection with the issuance of the Improvement Area #3 Bonds to refinance all or a portion of the Improvement Area #3 Reimbursement Obligation, if and when issued.

**“Improvement Area #3 Reimbursement Agreement”** means that certain Reimbursement Agreement, effective June 16, 2025 entered into by and between the City and the Developer, in which the Developer, either directly or through affiliates, agrees to construct the Improvement Area #3 Projects, and to fund certain Actual Costs of the Improvement Area #3 Projects, and the City agrees to reimburse the Developer for Actual Costs of the Improvement Area #3 Projects paid solely from the revenue collected by the City from Improvement Area #3 Assessments, including Improvement Area #3 Annual Installments. The City anticipates that it will issue Improvement Area #3 Bonds in the future, at which time all or a portion of the Improvement Area #3 Reimbursement Obligation balance will be reduced by the amount of the bond proceeds.

**“Improvement Area #3 Reimbursement Obligation”** means an amount not to exceed \$6,035,000 secured by the Improvement Area #3 Assessment to be paid to the Developer pursuant to the

Improvement Area #3 Reimbursement Agreement. The Annual Installments for the Improvement Area #3 Reimbursement Obligation are shown on **Exhibit H-2**.

**“Indenture”** means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended from time to time, setting forth the terms and conditions related to a series of PID Bonds.

**“Lot”** means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E**.

**“Lot Type 1”** means a Lot within Improvement Area #1 marketed to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 1 is attached in **Appendix B**.

**“Lot Type 2”** means a Lot within Improvement Area #2 marketed to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 2 is attached in **Appendix B**.

**“Lot Type 3”** means a Lot within Improvement Area #3 marketed to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 3 is attached in **Appendix B**.

**“Major Improvements”** means that public infrastructure which confers a special benefit to all of the Assessed Property within the District, but are not Authorized Improvements, and will be funded privately by the Developer.

**“Maximum Assessment”** means, for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit E**.

**“Non-Benefitted Property”** means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

**“Notice of Assessment Termination”** means a document that shall be recorded in the Official Public Records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit K**.

**“Parcel”** or **“Parcels”** means a specific property within the District identified by either a tax parcel identification number assigned by the Dallas Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Plat or the Official Public Records of the County, or by any other means determined by the City.

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

**“PID Bonds”** means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

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

**“Prepayment Costs”** means interest, including Additional Interest and Annual Collection Costs, to the date of Prepayment.

**“Service and Assessment Plan”** means the Stonehaven Public Improvement District Service and Assessment Plan approved on July 3, 2023, by Ordinance 18-2023 which was replaced in its entirety by the 2024 Amended and Restated Service and Assessment Plan.

**“Service Plan”** means the plan described in **Section IV** which covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

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

## SECTION II: THE DISTRICT

The District includes approximately 246.275 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 809 Lots developed with single-family homes.

Improvement Area #1 includes approximately 68.784 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 304 Lots developed with single-family homes (all of which are on Lots classified as Lot Type 1).

Improvement Area #2 includes approximately 98.524 non-contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit M-3** and depicted on **Exhibit A-3**. Development of Improvement Area #2 is anticipated to include approximately 279 Lots developed with single-family homes (all of which are on Lots classified as Lot Type 2).

Improvement Area #3 includes approximately 78.969 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-4** and depicted on **Exhibit A-4**. Development of Improvement Area #3 is anticipated to include approximately 226 Lots developed with single-family homes (all of which are on Lots classified as Lot Type 3).

## SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City, or as otherwise noted below. The budget for the Authorized Improvements is shown on **Exhibit B**.

### A. Improvement Area #1 Improvements

- *Streets*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork,

excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #1.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

## **B. Improvement Area #2 Improvements**

- *Streets*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #2.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping,

ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #2.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #2.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #2.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #2 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

### **C. Improvement Area #3 Improvements**

- *Streets*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #3.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #3.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and

boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #3.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #3.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #3 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

#### **D. Bond Issuance Costs**

- *Debt Service Reserve Fund*

Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds.

- *Cost of Issuance*

Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney's fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City's costs, fees charged by the Texas Attorney General, original issue discount, and any other cost or expense directly associated with the issuance of PID Bonds.

#### **E. Other Costs**

- *Initial Administrative Fund Deposit*

Equals the amount necessary to fund the first year's Annual Collection Costs for a particular series of PID Bonds.

## SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for Improvement Area #1, Improvement Area #2, and Improvement Area #3. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B**.

**Exhibit D** summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in an Annual Service Plan Update and as necessary to reflect any budget revisions at the time the PID Bonds are issued.

## SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2025 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and

governmental powers and is conclusive and binding on the Developer, and all future owners and developers of the Assessed Property.

### **A. Assessment Methodology**

Acting in its legislative capacity and based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs related to the Authorized Improvements shall be allocated as follows:

- The costs of the Improvement Area #1 Projects have been allocated to each Parcel within Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property. At the time of the levy of the Improvement Area #1 Assessment, the Improvement Area #1 Initial Parcel was the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel was allocated 100% of the Improvement Area #1 Projects.
- The costs of the Improvement Area #2 Projects have been allocated to each Parcel within Improvement Area #2 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2 Assessed Property to the Estimated Buildout Value of all Improvement Area #2 Assessed Property. At the time of the levy of the Improvement Area #2 Assessment, the Improvement Area #2 Initial Parcel was the only Parcel within Improvement Area #2, and as such, the Improvement Area #2 Initial Parcel was allocated 100% of the Improvement Area #2 Projects.
- The costs of the Improvement Area #3 Projects shall be allocated to each Parcel within Improvement Area #3 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #3 Assessed Property to the Estimated Buildout Value of all Improvement Area #3 Assessed Property. Currently, the Improvement Area #3 Initial Parcel is the only Parcel within Improvement Area #3, and as such, the Improvement Area #3 Initial Parcel shall be allocated 100% of the Improvement Area #3 Projects.

### **B. Assessments**

The Improvement Area #1 Assessment was levied on the Improvement Area #1 Initial Parcel at the time the City Council approved the 2023 Assessment Ordinance and, since subdivided, is currently outstanding in the amount shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Annual Installments for Improvement Area #1 are shown on **Exhibit F-2** and are subject to revisions made in any Annual Service Plan Update. Upon

any additional division or subdivision of the Improvement Area #1 Assessed Property, the Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

The Improvement Area #2 Assessment was levied on the Improvement Area #2 Initial Parcel at the time the City Council approved the 2024 Assessment Ordinance and is currently outstanding in the amount shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2** and are subject to revisions made in any Annual Service Plan Update. Upon division or subdivision of the Improvement Area #2 Initial Parcel, the Improvement Area #2 Assessment will be reallocated pursuant to **Section VI**.

The Improvement Area #3 Assessment shall be levied on the Improvement Area #3 Initial Parcel at the time the City Council approves the 2025 Assessment Ordinance in the amount shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit H-2** and are subject to revisions made in any Annual Service Plan Update. Upon division or subdivision of the Improvement Area #3 Initial Parcel, the Improvement Area #3 Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type is shown on **Exhibit E**. In no case will the Assessment for Lots classified as Lot Type 1, Lot Type 2 and Lot Type 3, respectively, exceed the corresponding Maximum Assessment for each Lot classification.

### **C. Findings of Special Benefit**

Acting in its legislative capacity and based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- *Improvement Area #1*
  - The costs of the Improvement Area #1 Projects equal \$10,629,408 as shown on **Exhibit B**; and
  - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects equal to or greater than the Actual Cost of the Improvement Area #1 Projects; and
  - At the time of the Service and Assessment Plan, the Improvement Area #1 Initial Parcel was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Projects, which equaled \$6,840,000 of which \$6,274,000 remains outstanding; and



consented to the imposition of the Improvement Area #2 Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) the 2024 Amended and Restated Service and Assessment Plan and the 2024 Assessment Ordinance; and (3) the levying of the Improvement Area #2 Assessment on the Improvement Area #2 Initial Parcel.

▪ *Improvement Area #3*

- The costs of the Improvement Area #3 Projects equal \$7,982,456 as shown on **Exhibit B**; and
- The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Projects equal to or greater than the Actual Cost of the Improvement Area #3 Projects; and
- At the time of this 2025 Amended and Restated Service and Assessment Plan, the Improvement Area #3 Initial Parcel shall be allocated 100% of the Improvement Area #3 Assessment levied for the Improvement Area #3 Projects, which equals \$6,035,000; and
- The special benefit ( $\geq \$7,982,456$ ) received by the Improvement Area #3 Initial Parcel from the Improvement Area #3 Projects is equal to or greater than the amount of the Improvement Area #3 Assessment (\$6,035,000) levied on the Improvement Area #3 Initial Parcel for the Improvement Area #3 Projects; and
- It is anticipated that, at the time the City Council approves this 2025 Amended and Restated Service and Assessment Plan, the Developer will own 100% of the Improvement Area #3 Initial Parcel. The landowner shall acknowledge that the Improvement Area #3 Projects confer a special benefit on the Improvement Area #3 Initial Parcel and shall consent to the imposition of the Improvement Area #3 Assessment to pay for the Actual Costs associated therewith. The Developer shall ratify, confirm, accept, agree to, and approve: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) this 2025 Amended and Restated Service and Assessment Plan and the 2025 Assessment Ordinance; and (3) the levying of the Improvement Area #3 Assessment on the Improvement Area #3 Initial Parcel.

#### **D. Annual Collection Costs**

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

#### **E. Interest**

The interest rate on Assessments securing each respective series of PID Bonds may exceed the interest rate on each respective series of PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

The interest on the Improvement Area #3 Assessment securing the Improvement Area #3 Reimbursement Obligation shall be collected at rates established in this 2025 Amended and Restated Service and Assessment Plan, as shown on **Exhibit H-2**, pursuant to the Improvement Area #3 Reimbursement Agreement, which will not include Additional Interest unless and until Improvement Area #3 Bonds are issued. Upon the issuance of Improvement Area #3 Bonds, the interest on the Assessments will adjust to the rate on the Improvement Area #3 Bonds plus Additional Interest.

### **SECTION VI: TERMS OF THE ASSESSMENTS**

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

#### **A. Reallocation of Assessments**

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

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property  
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Developer, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property. The Estimated Buildout Values for Lot Type 1, Lot Type 2, and Lot Type 3 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates, but **Exhibit E** may be updated in future Annual Service Plan Updates to account for additional Lot Types. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

*2. Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

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

Where the terms have the following meanings:

- A = the Assessment for the newly subdivided Lot
- B = the Assessment for the Parcel prior to subdivision
- C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type
- D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property
- E = the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Lot Type 1, Lot Type 2, and Lot Type 3 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

### *3. Upon Consolidation*

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C**.

## **B. Mandatory Prepayment of Assessments**

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefitted Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to or concurrently with any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit K**.

### **C. True-Up of Assessments if Maximum Assessment Exceeded at Plat**

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

### **D. Reduction of Assessments**

If the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

### **E. Prepayment of Assessments**

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, including Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

If an Assessment on an Assessed Property is prepaid in part, including Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

For purposes of Prepayments, the Improvement Area #3 Reimbursement Obligation is and will remain subordinated to (i) any PID Bonds secured by a parity lien on the Improvement Area #3 Assessments issued to finance all or a portion of the Improvement Area #3 Reimbursement Obligation.

#### **F. Payment of Assessment in Annual Installments**

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Improvement Area #1 Annual Installments, **Exhibit G-2** shows the estimated Improvement Area #2 Annual Installments, and **Exhibit H-2** shows the estimated Improvement Area #3 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-Benefitted Property, as shown by the Dallas Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments may be

reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available for such purposes under the applicable Indenture. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments may be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

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

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Improvement Area #1 Assessment were due when billed and delinquent if not paid prior to February 1, 2024. The initial Annual Installments of the Improvement Area #2 Assessment were due when billed and delinquent if not paid prior to February 1, 2025. The initial Annual Installments of the Improvement Area #3 Assessment shall be due when billed and shall be delinquent if not paid prior to February 1, 2026.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

#### **G. Prepayment as a Result of an Eminent Domain Proceeding or Taking**

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the

Assessed Property that was taken or transferred (the “**Taken Property**”) shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the “**Remaining Property**”), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this 2025 Amended and Restated Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment.

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

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

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the

Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

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

## **SECTION VII: ASSESSMENT ROLL**

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #2 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #2 Assessment Roll and Improvement Area #2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #3 Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #3 Assessment Roll and Improvement Area #3 Annual Installments for each Parcel as part of each Annual Service Plan Update.

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1<sup>st</sup> of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council 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 City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall

take such corrective action as is authorized by the PID Act, this 2025 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

### **B. Amendments**

Amendments to this 2025 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2025 Amended and Restated Service and Assessment Plan; and (4) to add Assessments for additional improvement areas for additional Authorized Improvements.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 Amended and Restated Service and Assessment Plan. Interpretations of this 2025 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

### **D. Form of Buyer Disclosure/Filing Requirements**

Per Section 5.014 of the Texas Property Code, as amended, this 2025 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the Lot Types with the District. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this 2025 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2025 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

## E. Severability

If any provision of this 2025 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

## SECTION IX: ADDITIONAL INFORMATION

The following information will serve as the 2025 Annual SAP Update for Improvement Area #1 and Improvement Area #2.

### PARCEL SUBDIVISION

#### Improvement Area #1

The final plat of Stonehaven Phase 1, attached hereto as **Exhibit I-1**, was filed and recorded with the County on April 24, 2024, and consists of 155 residential Lots and 10 Lots of Non-Benefitted Property.

The final plat of Stonehaven Phase 2, attached hereto as **Exhibit I-2**, was filed and recorded with the County on September 30, 2024, and consists of 149 residential Lots and 5 Lots of Non-Benefitted Property.

See **Exhibit A-5** for the Improvement Area #1 Lot Type classification map.

#### Improvement Area #2

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

See **Exhibit A-6** for the Improvement Area #2 Lot Type classification map.

### LOT AND HOME SALES

#### Improvement Area #1

Per the Developer, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 145 Lots
- Homebuilder Owned:
  - Lot Type 1: 0 Lots
- End-User Owned:
  - Lot Type 1: 159 Lots

Improvement Area #2

Per the Developer, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 2: 279 Lots
- Homebuilder Owned:
  - Lot Type 2: 0 Lots
- End-User Owned:
  - Lot Type 2: 0 Lots

See **Appendix B** for the buyer disclosures.

**AUTHORIZED IMPROVEMENTS**

Improvement Area #1

The Developer has completed the Authorized Improvements listed in the Service and Assessment Plan, and they were dedicated to the City on September 17,2024.

Improvement Area #2

Per the Developer, the Authorized Improvements listed in the 2024 Amended and Restated Service and Assessment Plan for Improvement Area #2 are currently under construction and projected to be completed in October 2025. The budget for the Authorized Improvements is as shown in the table below.

Authorized Improvement Budget				
Authorized Improvements	Budget	Spent to Date	Percent of Budget Spent	Anticipated Completion Date
<b>Improvement Area #2 Improvements</b>				
Streets	\$ 4,189,937.20	\$ 3,420,702.00	81.64%	October 2025
Sanitary Sewer	\$ 1,081,087.40	\$ 1,466,809.00	135.68%	October 2025
Storm Drainage	\$ 1,285,921.60	\$ 1,377,999.00	107.16%	October 2025
Water	\$ 1,213,570.85	\$ 1,182,600.00	97.45%	October 2025
Soft Costs	\$ 777,500.00	\$ 1,263,336.00	162.49%	October 2025
<b>Total</b>	<b>\$ 8,548,017.05</b>	<b>\$ 8,711,446.00</b>	<b>101.91%</b>	

**OUTSTANDING ASSESSMENT**

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$6,274,000.00.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$5,647,000.00.

**ANNUAL INSTALLMENT DUE 1/31/2026**

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$464,275.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$369,270.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$31,370.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$62,462.93.

Improvement Area #1	
Annual Collection Costs Breakdown	
Administration	\$ 22,159.81
City Auditor	\$ 378.72
Filing Fees	\$ 378.72
City Administrative Fee	\$ 3,000.00
County Collection	\$ 1,817.87
PID Trustee Fees	\$ 1,580.34
Dissemination Agent	\$ 1,580.34
Draw Request Review	\$ 10,000.00
P3Works CDA Review	\$ 3,500.00
Past Due P3Works Invoices	\$ 5,567.13
Collection Cost Maintenance Balance	\$ 10,000.00
Arbitrage Calculation	\$ 2,500.00
<b>Total Annual Collection Costs</b>	<b>\$ 62,462.93</b>

Improvement Area #1	
Due January 31, 2026	
Principal	\$ 113,000.00
Interest	\$ 351,275.00
Additional Interest	\$ 31,370.00
Annual Collection Costs	\$ 62,462.93
<b>Total Annual Installment Due</b>	<b>\$ 558,107.93</b>

Please contact P3Works for the pay period for Improvement Area #1. See **Exhibit L** for the debt service schedule for the Improvement Area #1-2 Bonds.

#### Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$409,955.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$332,970.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$28,235.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$43,700.23.

<b>Improvement Area #2</b>	
<b>Annual Collection Costs Breakdown</b>	
Administration	\$ 19,906.76
City Auditor	\$ 340.22
Filing Fees	\$ 340.22
City Administrative Fee	\$ 3,000.00
County Collection	\$ 1,633.04
PID Trustee Fees	\$ 1,419.66
Dissemination Agent	\$ 1,419.66
Draw Request Review	\$ 10,000.00
P3Works CDA Review	\$ 3,500.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (8,859.33)
Arbitrage Calculation	\$ 1,000.00
<b>Total Annual Collection Costs</b>	<b>\$ 43,700.23</b>

<b>Improvement Area #2</b>	
<b>Due January 31, 2026</b>	
Principal	\$ 92,000.00
Interest	\$ 317,955.00
Additional Interest	\$ 28,235.00
Annual Collection Costs	\$ 43,700.23
<b>Total Annual Installment Due</b>	<b>\$ 481,890.23</b>

Please contact P3Works for the pay period for Improvement Area #2. See **Exhibit L** for the debt service schedule for the Improvement Area #1-2 Bonds.

**PREPAYMENT OF ASSESSMENTS IN FULL**

Improvement Area #1

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

Improvement Area #2

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

## **PARTIAL PREPAYMENT OF ASSESSMENTS**

### Improvement Area #1

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

### Improvement Area #2

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

## EXHIBITS

The following Exhibits are attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes:

<b>Exhibit A-1</b>	Map of the District
<b>Exhibit A-2</b>	Map of Improvement Area #1
<b>Exhibit A-3</b>	Map of Improvement Area #2
<b>Exhibit A-4</b>	Map of Improvement Area #3
<b>Exhibit A-5</b>	Improvement Area #1 Lot Type Classification Map
<b>Exhibit A-6</b>	Improvement Area #2 Lot Type Classification Map
<b>Exhibit A-7</b>	Improvement Area #3 Lot Type Classification Map
<b>Exhibit B</b>	Project Costs
<b>Exhibit C</b>	Service Plan
<b>Exhibit D</b>	Sources and Uses of Funds
<b>Exhibit E</b>	Maximum Assessment and Tax Rate Equivalent
<b>Exhibit F-1</b>	Improvement Area #1 Assessment Roll
<b>Exhibit F-2</b>	Improvement Area #1 Annual Installments
<b>Exhibit G-1</b>	Improvement Area #2 Assessment Roll
<b>Exhibit G-2</b>	Improvement Area #2 Annual Installments
<b>Exhibit H-1</b>	Improvement Area #3 Assessment Roll
<b>Exhibit H-2</b>	Improvement Area #3 Annual Installments
<b>Exhibit I-1</b>	Stonehaven Phase 1 Final Plat
<b>Exhibit I-2</b>	Stonehaven Phase 2 Final Plat
<b>Exhibit J-1</b>	Maps of Improvement Area #1 Improvements
<b>Exhibit J-2</b>	Maps of Improvement Area #2 Improvements
<b>Exhibit J-3</b>	Maps of Improvement Area #3 Improvements
<b>Exhibit K</b>	Form of Notice of Assessment Termination
<b>Exhibit L</b>	Improvement Area #1-2 Bonds Debt Service Schedule
<b>Exhibit M-1</b>	District Legal Description
<b>Exhibit M-2</b>	Improvement Area #1 Legal Description
<b>Exhibit M-3</b>	Improvement Area #2 Legal Description
<b>Exhibit M-4</b>	Improvement Area #3 Legal Description

## APPENDICES

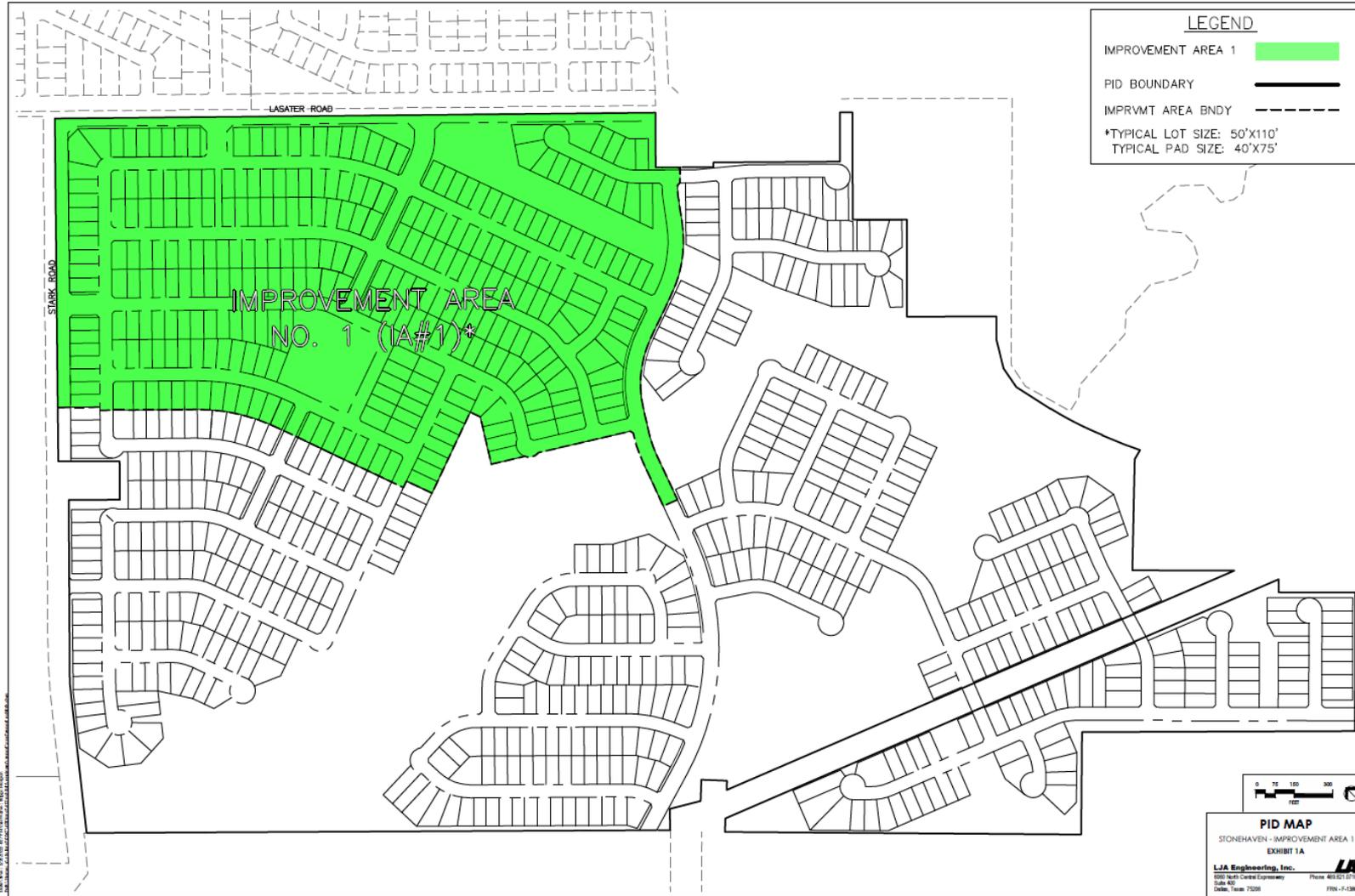
The following Appendices are attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes:

<b>Appendix A</b>	Engineer's Report
<b>Appendix B</b>	Buyer Disclosures

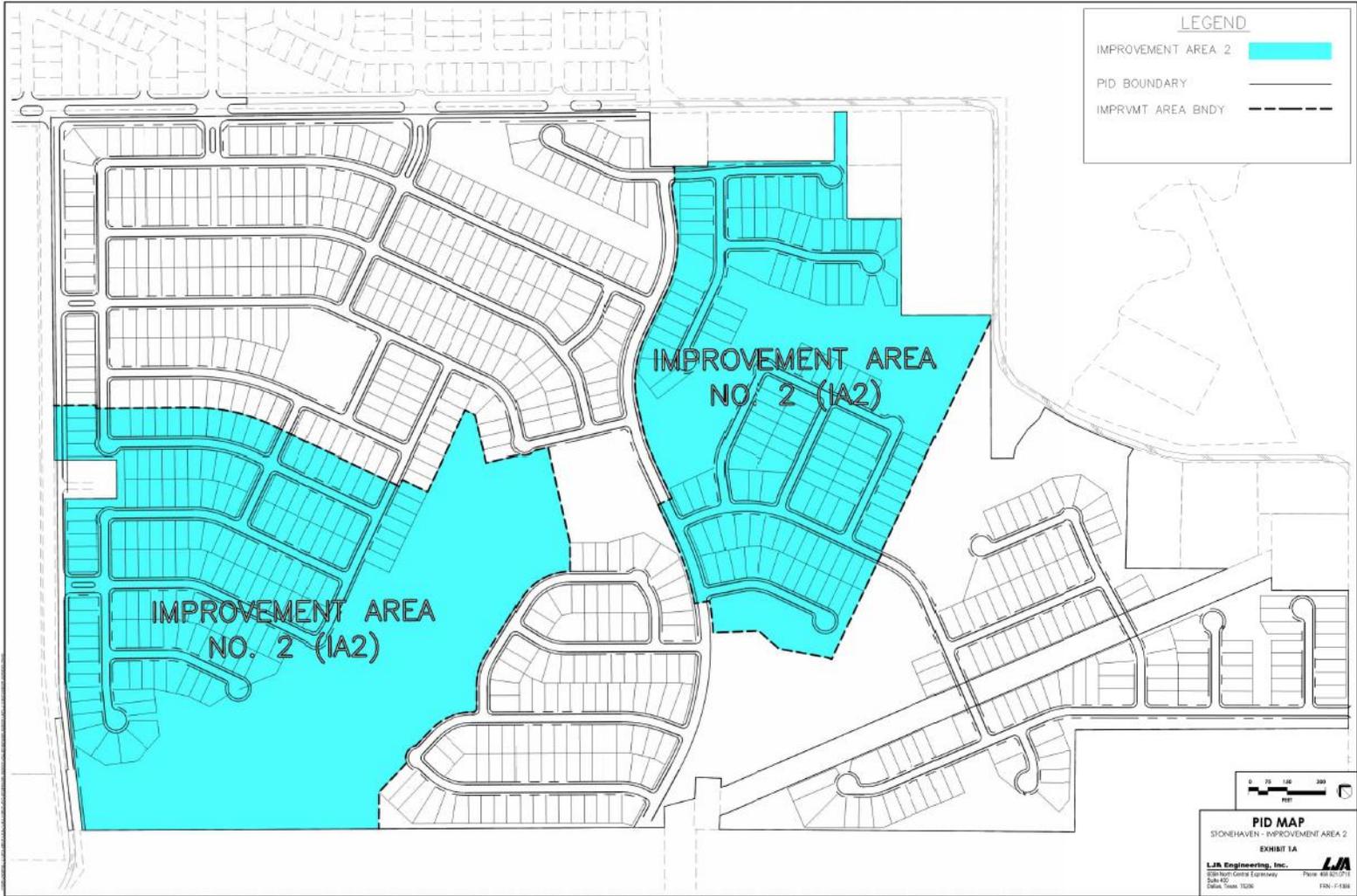
## EXHIBIT A-1 – MAP OF THE DISTRICT



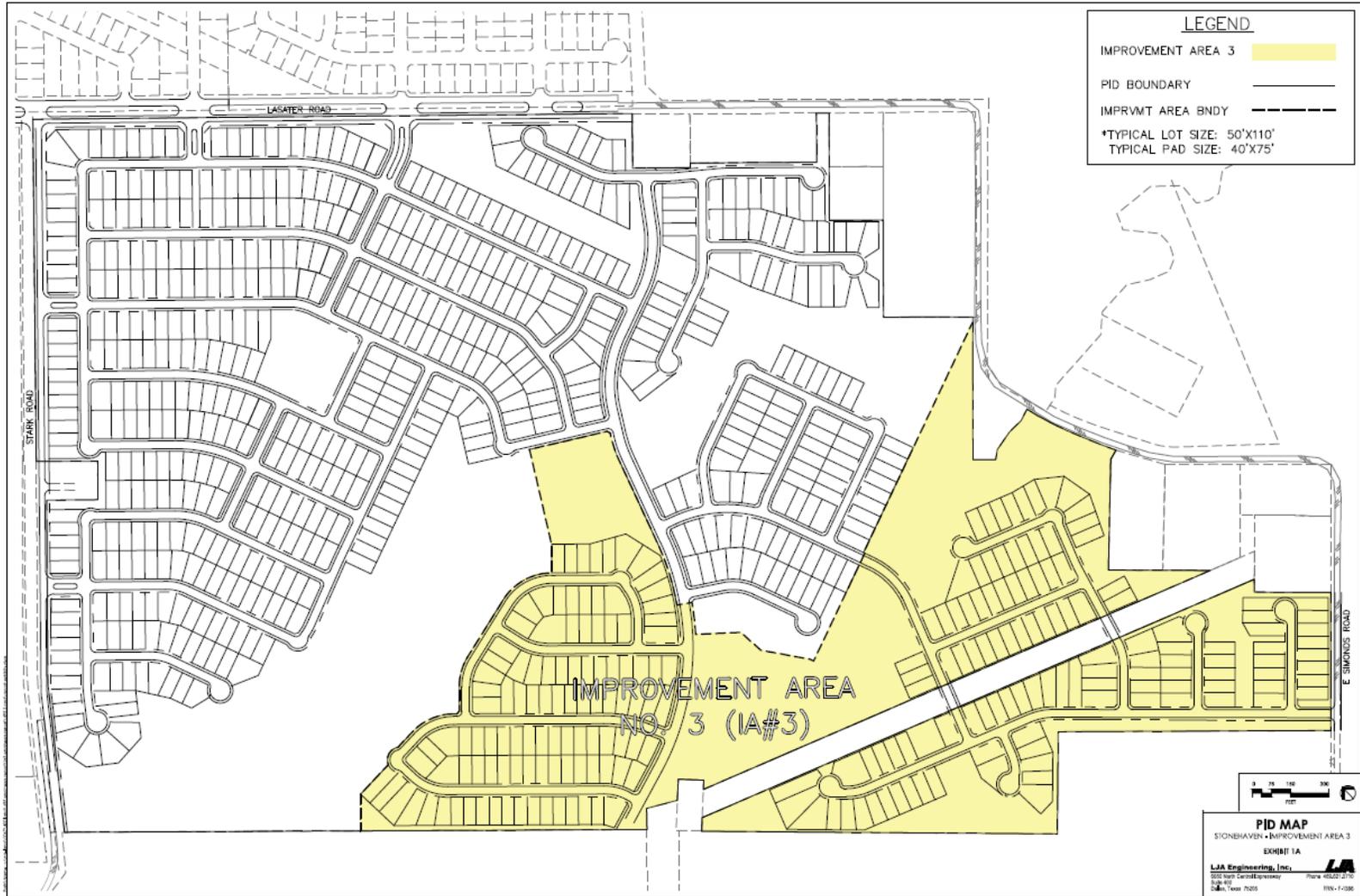
## EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1



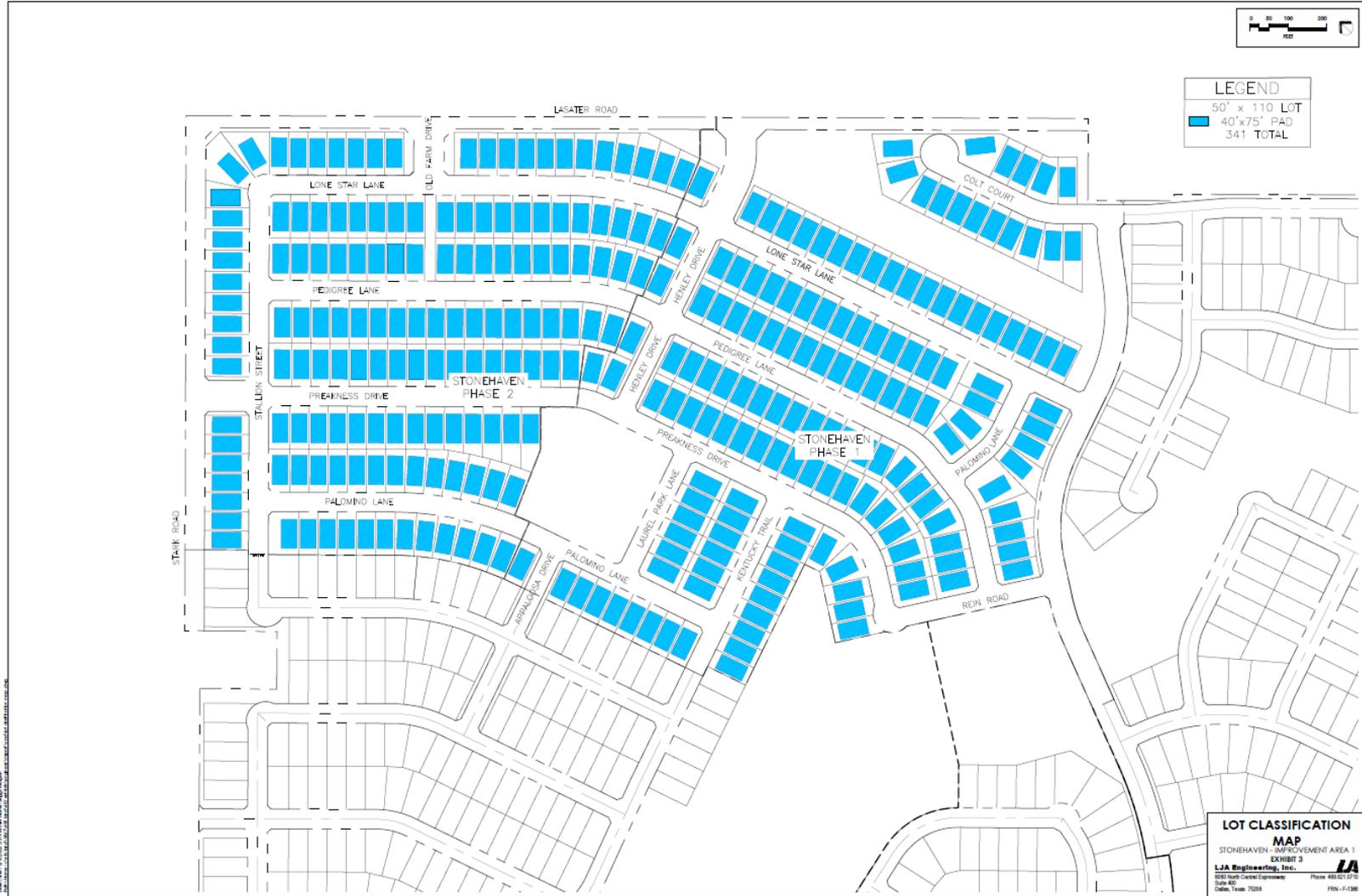
**EXHIBIT A-3 – MAP OF IMPROVEMENT AREA #2**



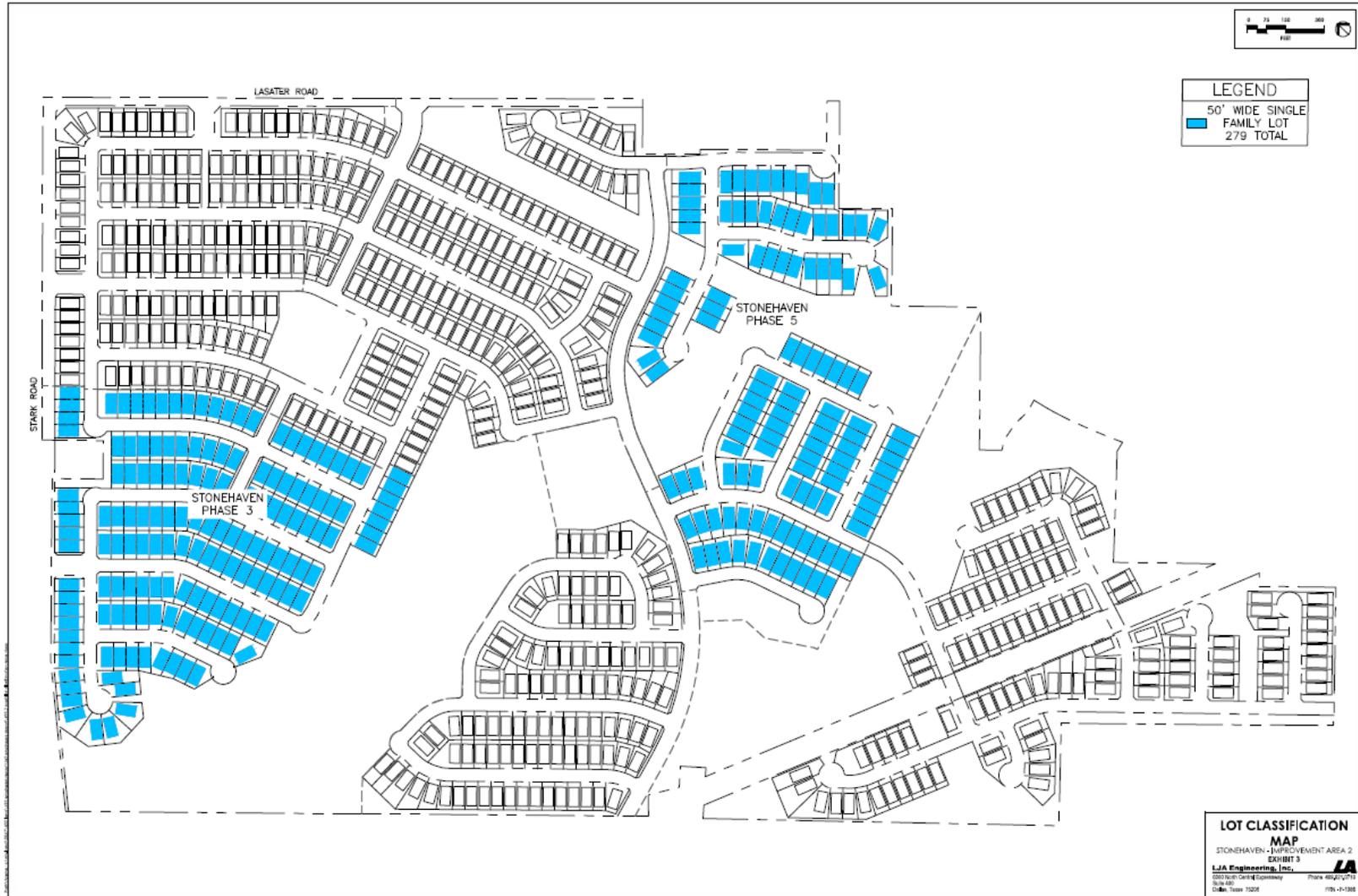
# EXHIBIT A-4 – MAP OF IMPROVEMENT AREA #3



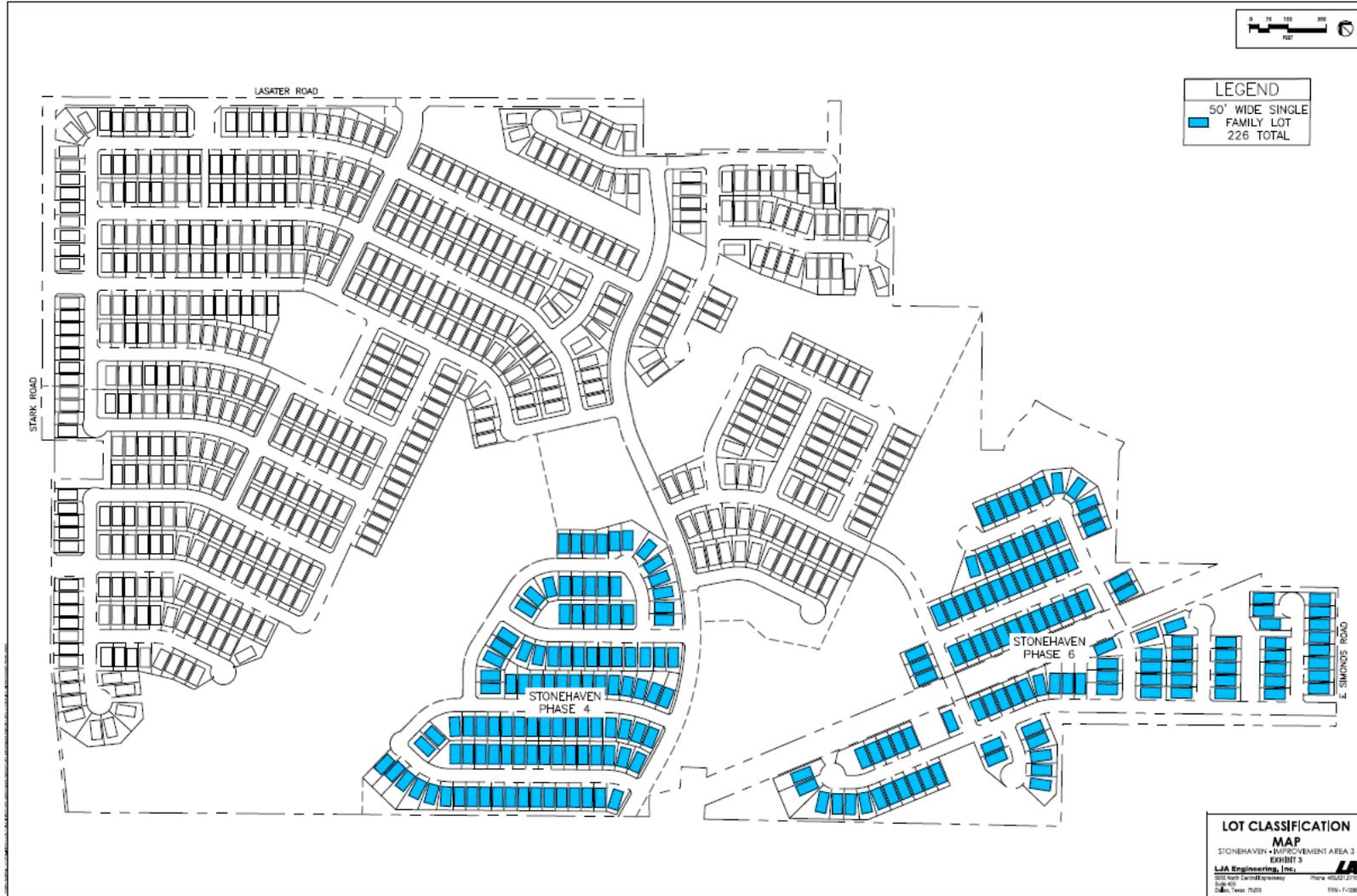
## EXHIBIT A-5 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP



# EXHIBIT A-6 - IMPROVEMENT AREA #2 LOT TYPE CLASSIFICATION



## EXHIBIT A-7 – IMPROVEMENT AREA #3 LOT TYPE CLASSIFICATION MAP



## EXHIBIT B – PROJECT COSTS

	Total	Privately Funded	Authorized Improvements	Improvement Area #1		Improvement Area #2		Improvement Area #3	
				%	Cost	%	Cost	%	Cost
<b>Major Improvements <sup>[a], [b]</sup></b>									
Streets	\$ 4,648,053	\$ 4,648,053	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Sanitary Sewer	6,943,100	6,943,100	-	0.00%	-	0.00%	-	0.00%	-
Storm Drainage	2,065,099	2,065,099	-	0.00%	-	0.00%	-	0.00%	-
Water	1,908,712	1,908,712	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs <sup>[c]</sup>	1,922,500	1,922,500	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 17,487,464</u>	<u>\$ 17,487,464</u>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Improvement Area #1 Improvements <sup>[b]</sup></b>									
Streets	\$ 4,832,038	\$ -	\$ 4,832,038	100.00%	\$ 4,832,038	0.00%	\$ -	0.00%	\$ -
Sanitary Sewer	1,166,617	-	1,166,617	100.00%	1,166,617	0.00%	-	0.00%	-
Storm Drainage	1,378,584	-	1,378,584	100.00%	1,378,584	0.00%	-	0.00%	-
Water	1,357,083	-	1,357,083	100.00%	1,357,083	0.00%	-	0.00%	-
Soft Costs <sup>[c]</sup>	873,500	-	873,500	100.00%	873,500	0.00%	-	0.00%	-
	<u>\$ 9,607,822</u>	<u>\$ -</u>	<u>\$ 9,607,822</u>		<u>\$ 9,607,822</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Improvement Area #2 Improvements <sup>[d]</sup></b>									
Streets	\$ 4,189,937	\$ -	\$ 4,189,937	0.00%	\$ -	100.00%	\$ 4,189,937	0.00%	\$ -
Sanitary Sewer	1,081,087	-	1,081,087	0.00%	-	100.00%	1,081,087	0.00%	-
Storm Drainage	1,285,922	-	1,285,922	0.00%	-	100.00%	1,285,922	0.00%	-
Water	1,213,571	-	1,213,571	0.00%	-	100.00%	1,213,571	0.00%	-
Soft Costs <sup>[c]</sup>	777,500	-	777,500	0.00%	-	100.00%	777,500	0.00%	-
	<u>\$ 8,548,017</u>	<u>\$ -</u>	<u>\$ 8,548,017</u>		<u>\$ -</u>		<u>\$ 8,548,017</u>		<u>\$ -</u>
<b>Improvement Area #3 Improvements <sup>[e]</sup></b>									
Streets	\$ 2,942,583	\$ -	\$ 2,942,583	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 2,942,583
Sanitary Sewer	1,654,209	-	1,654,209	0.00%	-	0.00%	-	100.00%	1,654,209
Storm Drainage	669,224	-	669,224	0.00%	-	0.00%	-	100.00%	669,224
Water	971,602	-	971,602	0.00%	-	0.00%	-	100.00%	971,602
Soft Costs <sup>[c]</sup>	624,000	-	624,000	0.00%	-	0.00%	-	100.00%	624,000
	<u>\$ 6,861,618</u>	<u>\$ -</u>	<u>\$ 6,861,618</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 6,861,618</u>
<b>Private Improvements <sup>[f]</sup></b>									
Streets	\$ 5,238,234	\$ 5,238,234	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Sanitary Sewer	6,953,949	6,953,949	-	0.00%	-	0.00%	-	0.00%	-
Storm Drainage	2,672,368	2,672,368	-	0.00%	-	0.00%	-	0.00%	-
Water	1,977,197	1,977,197	-	0.00%	-	0.00%	-	0.00%	-
Retaining Walls	3,293,114	3,293,114	-	0.00%	-	0.00%	-	0.00%	-
Miscellaneous Items	356,863	356,863	-	0.00%	-	0.00%	-	0.00%	-
Landscaping	4,169,400	4,169,400	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs <sup>[c]</sup>	2,467,000	2,467,000	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 27,128,125</u>	<u>\$ 27,128,125</u>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Bond Issuance Costs <sup>[g]</sup></b>									
Debt Service Reserve Fund	\$ 1,381,743	\$ -	\$ 1,381,743		\$ 459,710		\$ 414,520		\$ 507,513
Underwriter's Discount <sup>[h]</sup>	564,090	-	564,090		201,420		181,620		181,050
Cost of Issuance	976,993	-	976,993		307,472		277,247		392,275
Original Issue Discount	23,863	-	23,863		12,985		10,878		-
	<u>\$ 2,946,689</u>	<u>\$ -</u>	<u>\$ 2,946,689</u>		<u>\$ 981,586</u>		<u>\$ 884,265</u>		<u>\$ 1,080,838</u>
<b>Other Costs <sup>[a]</sup></b>									
Initial Deposit to Administrative Fund	\$ 120,000	\$ -	\$ 120,000		\$ 40,000		\$ 40,000		\$ 40,000
	<u>\$ 120,000</u>	<u>\$ -</u>	<u>\$ 120,000</u>		<u>\$ 40,000</u>		<u>\$ 40,000</u>		<u>\$ 40,000</u>
<b>Total</b>	<b>\$ 72,699,735</b>	<b>\$ 44,615,589</b>	<b>\$ 28,084,146</b>		<b>\$ 10,629,408</b>		<b>\$ 9,472,282</b>		<b>\$ 7,982,456</b>

**Footnotes:**

[a] Major Improvements are to be privately funded by the Developer and are not reimbursable from Assessments or PID Bonds.

[b] Costs per Engineer's Report dated April 2023.

[c] Soft Costs include overall contingencies.

[d] Costs per Engineer's Report dated April 2024.

[e] Costs per Engineer's Report dated March 2025.

[f] Not reimbursable to Developer from Assessments or PID Bonds.

[g] Bond Issuance Costs and Other Costs for the Improvement Area #1-2 Bonds have been updated to reflect actual cost. Bond Issuance Costs for Improvement Area #3 are shown for illustrative purposes only and shall be updated upon PID Bond issuance.

[h] Includes the fee to counsel to the Underwriter.

## EXHIBIT C – SERVICE PLAN

		Improvement Area #1				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 113,000.00	\$ 117,000.00	\$ 121,000.00	\$ 126,000.00	\$ 130,000.00
Interest		351,275.00	346,472.50	341,500.00	336,357.50	331,002.50
	(1)	\$ 464,275.00	\$ 463,472.50	\$ 462,500.00	\$ 462,357.50	\$ 461,002.50
Annual Collection Costs	(2)	\$ 62,462.93	\$ 63,712.19	\$ 64,986.43	\$ 66,286.16	\$ 67,611.88
Additional Interest	(3)	\$ 31,370.00	\$ 30,805.00	\$ 30,220.00	\$ 29,615.00	\$ 28,985.00
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 558,107.93</b>	<b>\$ 557,989.69</b>	<b>\$ 557,706.43</b>	<b>\$ 558,258.66</b>	<b>\$ 557,599.38</b>

		Improvement Area #2				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 92,000.00	\$ 96,000.00	\$ 100,000.00	\$ 104,000.00	\$ 108,000.00
Interest		317,955.00	314,045.00	309,965.00	305,715.00	301,295.00
	(1)	\$ 409,955.00	\$ 410,045.00	\$ 409,965.00	\$ 409,715.00	\$ 409,295.00
Annual Collection Costs	(2)	\$ 43,700.23	\$ 44,574.23	\$ 45,465.72	\$ 46,375.03	\$ 47,302.53
Additional Interest	(3)	\$ 28,235.00	\$ 27,775.00	\$ 27,295.00	\$ 26,795.00	\$ 26,275.00
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 481,890.23</b>	<b>\$ 482,394.23</b>	<b>\$ 482,725.72</b>	<b>\$ 482,885.03</b>	<b>\$ 482,872.53</b>

		Improvement Area #3				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 59,112.59	\$ 63,504.65	\$ 68,223.05	\$ 73,292.02	\$ 78,737.62
Interest		448,400.50	444,008.43	439,290.04	434,221.07	428,775.47
	(1)	\$ 507,513.09	\$ 507,513.09	\$ 507,513.09	\$ 507,513.09	\$ 507,513.09
Annual Collection Costs	(2)	\$ 50,156.63	\$ 51,159.76	\$ 52,182.96	\$ 53,226.62	\$ 54,291.15
Additional Interest <sup>[a]</sup>	(3)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Installment</b>	<b>(3) = (1) + (2)</b>	<b>\$ 557,669.72</b>	<b>\$ 558,672.85</b>	<b>\$ 559,696.05</b>	<b>\$ 560,739.71</b>	<b>\$ 561,804.24</b>

**Footnotes:**

[a] Additional Interest to be added to total Annual Installment upon issuance of PID Bonds to pay for or reimburse all or a portion of the Improvement Area #3 Reimbursement Obligation.

## EXHIBIT D – SOURCES AND USES OF FUNDS

	Private	Improvement Area #1	Improvement Area #2	Improvement Area #3	Total
<b>Sources of Funds</b>					
Improvement Area #1-2 Bonds	\$ -	\$ 6,714,000	\$ 6,054,000	\$ -	\$ 12,768,000
Improvement Area #1 Reimbursement Obligation <sup>[a]</sup>	-	21,771	-	-	21,771
Improvement Area #1 Interest Earnings <sup>[b]</sup>	-	486,734	-	-	486,734
Improvement Area #3 Reimbursement Obligation	-	-	-	6,035,000	6,035,000
Developer Contribution - Improvement Area #1 <sup>[c]</sup>	-	3,406,903	-	-	3,406,903
Developer Contribution - Improvement Area #2 <sup>[c]</sup>	-	-	3,418,282	-	3,418,282
Developer Contribution - Improvement Area #3 <sup>[c]</sup>	-	-	-	1,947,456	1,947,456
Developer Contribution - Private Improvements <sup>[c]</sup>	27,128,125	-	-	-	27,128,125
Developer Contribution - Major Improvements <sup>[c]</sup>	17,487,464	-	-	-	17,487,464
<b>Total Sources</b>	<b>\$ 44,615,589</b>	<b>\$ 10,629,408</b>	<b>\$ 9,472,282</b>	<b>\$ 7,982,456</b>	<b>\$ 72,699,735</b>
<b>Uses of Funds</b>					
Major Improvements	\$ 17,487,464	\$ -	\$ -	\$ -	\$ 17,487,464
Improvement Area #1 Improvements	-	9,607,822	-	-	9,607,822
Improvement Area #2 Improvements	-	-	8,548,017	-	8,548,017
Improvement Area #3 Improvements	-	-	-	6,861,618	6,861,618
Private Improvements	27,128,125	-	-	-	27,128,125
	<b>\$ 44,615,589</b>	<b>\$ 9,607,822</b>	<b>\$ 8,548,017</b>	<b>\$ 6,861,618</b>	<b>\$ 69,633,046</b>
<i>Bond Issuance Costs<sup>[d]</sup></i>					
Debt Service Reserve Fund	\$ -	\$ 459,710	\$ 414,520	\$ 507,513	\$ 1,381,743
Underwriter's Discount <sup>[e]</sup>	-	201,420	181,620	181,050	564,090
Cost of Issuance	-	307,472	277,247	392,275	976,993
Original Issue Discount	-	12,985	10,878	-	23,863
	<b>\$ -</b>	<b>\$ 981,586</b>	<b>\$ 884,265</b>	<b>\$ 1,080,838</b>	<b>\$ 2,946,689</b>
<i>Other Costs<sup>[d]</sup></i>					
Initial Deposit to Administrative Fund	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 120,000
	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 120,000</b>
<b>Total Uses</b>	<b>\$ 44,615,589</b>	<b>\$ 10,629,408</b>	<b>\$ 9,472,282</b>	<b>\$ 7,982,456</b>	<b>\$ 72,699,735</b>

**Footnotes:**

[a] Includes the principal portion of Annual Installments collected in 2024 prior to the issuance of Improvement Area #1-2 Bonds and will not be funded from the proceeds of PID Bonds or from the collection of future Annual Installments. The outstanding balance of the Improvement Area #1 Reimbursement Obligation is reduced to \$0, due to the issuance of Improvement Area #1-2 Bonds. The principal portion of Annual Installments collected in 2024 shall be deposited into the Project Fund upon issuance of the Improvement Area #1-2 Bonds.

[b] Interest collected on the 2024 Annual Installment to be deposited into the Project Fund. See footnote [a] on **Exhibit F-2** and **Exhibit G-2** for interest collected on the 2025 Annual Installment.

[c] Not reimbursable to the Developer through Assessments or PID Bonds.

[d] The estimated Bond Issuance Costs are preliminary and subject to change. Bond Issuance Costs and Other Costs associated with PID Bonds issued to refinance all or a portion of the Improvement Area #3 Reimbursement Obligation will be determined and incurred at the time such PID Bonds are issued. If PID Bonds are not issued within five years from the date the Improvement Area #3 Assessments were levied, the Improvement Area #3 Assessments will be reduced in an amount equal to the estimated Bond Issuance Costs related to costs of issuing such PID Bonds, as shown in the table. The City shall reduce the Improvement Area #3 Assessment on a pro rata basis among all applicable Assessed Property and the amount of the Improvement Area #3 Reimbursement Obligation as well.

[e] Includes the fee to counsel to the Underwriter.

**EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT**

Lot Type	Units <sup>[a]</sup>	Estimated Buildout Value <sup>[a]</sup>		Assessment <sup>[b]</sup>		Average Annual Installment <sup>[c]</sup>		PID TRE
		Per Unit	Total	Per Unit	Total	Per Unit	Total	
<i>Improvement Area #1</i>								
Lot Type 1 (50')	304	\$ 358,902	\$ 109,106,208	\$ 20,638	\$ 6,274,000	\$ 1,835	\$ 557,898	\$ 0.5113
<i>Improvement Area #1 Subtotal</i>	<b>304</b>		<b>\$ 109,106,208</b>		<b>\$ 6,274,000</b>		<b>\$ 557,898</b>	<b>\$ 0.5113</b>
<i>Improvement Area #2</i>								
Lot Type 2 (50')	279	\$ 373,402	\$ 104,179,158	\$ 20,240	\$ 5,647,000	\$ 1,729	\$ 482,426	\$ 0.4631
<i>Improvement Area #2 Subtotal</i>	<b>279</b>		<b>\$ 104,179,158</b>		<b>\$ 5,647,000</b>		<b>\$ 482,426</b>	<b>\$ 0.4631</b>
<i>Improvement Area #3</i>								
Lot Type 3 (50')	226	\$ 365,000	\$ 82,490,000	\$ 26,704	\$ 6,035,000	\$ 2,633	\$ 594,948	\$ 0.7212
<i>Improvement Area #3 Subtotal</i>	<b>226</b>		<b>\$ 82,490,000</b>		<b>\$ 6,035,000</b>		<b>\$ 594,948</b>	<b>\$ 0.7212</b>
<b>Total</b>	<b>809</b>		<b>\$ 295,775,366</b>		<b>\$ 17,956,000</b>			

**Footnotes:**

[a] Per information provided by the Developer.

[b] The Maximum Assessment does not include the Annual Installments due January 31, 2025, which will be used to make the September 30, 2025 payment on the Improvement Area #1-2 Bonds.

[b] Improvement Area #3 includes estimated future Additional Interest.

**EXHIBIT F-1 –IMPROVEMENT AREA #1 ASSESSMENT ROLL**

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 <sup>[b]</sup>
500497800H0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0210000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0230000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0320000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800K01X0000	Non-Benefitted	\$ -	\$ -
500497800L01X0000	Non-Benefitted	\$ -	\$ -
500497800G0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0170000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B01X0000	Non-Benefitted	\$ -	\$ -
500497800B0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0190000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0160000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0140000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0290000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0290000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0280000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0170000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0180000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800H01X0000	Non-Benefitted	\$ -	\$ -
500497800A01X0000	Non-Benefitted	\$ -	\$ -
500497800A0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0190000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0250000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0260000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0340000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800I0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800M01X0000	Non-Benefitted	\$ -	\$ -
500497800G0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800G0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 <sup>[b]</sup>
500497800E0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0220000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0240000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0220000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0180000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0280000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0300000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0150000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0370000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0350000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0140000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0180000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0200000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800I0410000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800M0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800G01X0000	Non-Benefitted	\$ -	\$ -
500497800G0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0140000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0150000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0210000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0270000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0310000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0260000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0160000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0190000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0220000	Lot Type 1	\$ 20,638.16	\$ 1,835.88

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 <sup>[b]</sup>
500497800D0200000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0360000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0170000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0270000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0280000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800I01X0000	Non-Benefitted	\$ -	\$ -
500497800G0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800G0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0160000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0230000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0260000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0230000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0210000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0170000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0320000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0310000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0270000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0230000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0340000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0160000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0240000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0310000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800K0360000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800G0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0180000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0190000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0200000	Lot Type 1	\$ 20,638.16	\$ 1,835.88

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 <sup>[b]</sup>
500497800F0250000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0250000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0240000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0200000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0300000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D01X0000	Non-Benefitted	\$ -	\$ -
500497800D0140000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0240000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0320000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0270000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0350000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0340000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0320000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0260000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0250000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0380000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0300000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0290000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0280000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0200000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0140000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0160000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0140000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 <sup>[b]</sup>
500498200L0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0330000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0310000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0240000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0180000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0170000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0150000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0390000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0310000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200N0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200N0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0140000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0240000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0300000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0290000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0220000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0200000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0190000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0340000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0260000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0190000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0180000	Lot Type 1	\$ 20,638.16	\$ 1,835.88

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 <sup>[b]</sup>
500498200I0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0180000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200N0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0230000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0280000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0270000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0140000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0220000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0360000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0350000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0320000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0250000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0160000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J02X0000	Non-Benefitted	\$ -	\$ -
500498200J0170000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J01X0000	Non-Benefitted	\$ -	\$ -
500498200H0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200N0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200N0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200M0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0250000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 <sup>[b]</sup>
500498200K0210000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0130000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0330000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0270000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0240000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0170000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0030000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0150000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0220000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0290000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0300000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0330000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800K0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800K0370000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800G0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800E0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800F0260000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800B0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0100000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C0150000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800C01X0000	Non-Benefitted	\$ -	\$ -
500497800D0250000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0210000	Lot Type 1	\$ 20,638.16	\$ 1,835.88

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 <sup>[b]</sup>
500497800D0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0330000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0020000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800D0380000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500497800A0350000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200N0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200N0010000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200N01X0000	Non-Benefitted	\$ -	\$ -
500498200M0120000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0260000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0230000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0160000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0090000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200K0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0400000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0370000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0230000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0210000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0150000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0060000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0150000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0080000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200J0070000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H02X0000	Non-Benefitted	\$ -	\$ -
500498200H0110000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0050000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200H0040000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0200000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0190000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0180000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0160000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0220000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0150000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0210000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200L0170000	Lot Type 1	\$ 20,638.16	\$ 1,835.88
500498200I02X0000	Non-Benefitted	\$ -	\$ -
<b>Total<sup>[c]</sup></b>		<b>\$ 6,274,000.64</b>	<b>\$ 558,107.52</b>

**Footnotes:**

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

[b] Includes principal, interest, Additional Interest, and Annual Collection Costs.

[c] Totals may not match the Outstanding Assessment or Annual Installment due to rounding.

## EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31 <sup>[a]</sup>	Principal	Interest <sup>[b]</sup>	Additional Interest	Reserve Fund <sup>[d]</sup>	Annual Collection Costs	Annual Installment <sup>[c]</sup>
2025	\$ 440,000	\$ 67,829	\$ -	\$ -	\$ 40,280	\$ 548,109
2026	\$ 113,000	\$ 351,275	\$ 31,370	\$ -	\$ 62,463	\$ 558,108
2027	\$ 117,000	\$ 346,473	\$ 30,805	\$ -	\$ 63,712	\$ 557,990
2028	\$ 121,000	\$ 341,500	\$ 30,220	\$ -	\$ 64,986	\$ 557,706
2029	\$ 126,000	\$ 336,358	\$ 29,615	\$ -	\$ 66,286	\$ 558,259
2030	\$ 130,000	\$ 331,003	\$ 28,985	\$ -	\$ 67,612	\$ 557,599
2031	\$ 135,000	\$ 325,478	\$ 28,335	\$ -	\$ 68,964	\$ 557,777
2032	\$ 141,000	\$ 319,065	\$ 27,660	\$ -	\$ 70,343	\$ 558,068
2033	\$ 147,000	\$ 312,368	\$ 26,955	\$ -	\$ 71,750	\$ 558,073
2034	\$ 153,000	\$ 305,385	\$ 26,220	\$ -	\$ 73,185	\$ 557,790
2035	\$ 160,000	\$ 298,118	\$ 25,455	\$ -	\$ 74,649	\$ 558,221
2036	\$ 167,000	\$ 290,518	\$ 24,655	\$ -	\$ 76,142	\$ 558,314
2037	\$ 176,000	\$ 280,915	\$ 23,820	\$ -	\$ 77,665	\$ 558,400
2038	\$ 185,000	\$ 270,795	\$ 22,940	\$ -	\$ 79,218	\$ 557,953
2039	\$ 195,000	\$ 260,158	\$ 22,015	\$ -	\$ 80,802	\$ 557,975
2040	\$ 205,000	\$ 248,945	\$ 21,040	\$ -	\$ 82,419	\$ 557,404
2041	\$ 217,000	\$ 237,158	\$ 20,015	\$ -	\$ 84,067	\$ 558,239
2042	\$ 229,000	\$ 224,680	\$ 18,930	\$ -	\$ 85,748	\$ 558,358
2043	\$ 241,000	\$ 211,513	\$ 17,785	\$ -	\$ 87,463	\$ 557,761
2044	\$ 254,000	\$ 197,655	\$ 16,580	\$ -	\$ 89,212	\$ 557,447
2045	\$ 268,000	\$ 183,050	\$ 15,310	\$ -	\$ 90,997	\$ 557,357
2046	\$ 283,000	\$ 167,640	\$ 13,970	\$ -	\$ 92,817	\$ 557,427
2047	\$ 300,000	\$ 150,660	\$ 12,555	\$ -	\$ 94,673	\$ 557,888
2048	\$ 318,000	\$ 132,660	\$ 11,055	\$ -	\$ 96,566	\$ 558,281
2049	\$ 336,000	\$ 113,580	\$ 9,465	\$ -	\$ 98,498	\$ 557,543
2050	\$ 356,000	\$ 93,420	\$ 7,785	\$ -	\$ 100,468	\$ 557,673
2051	\$ 377,000	\$ 72,060	\$ 6,005	\$ -	\$ 102,477	\$ 557,542
2052	\$ 400,000	\$ 49,440	\$ 4,120	\$ -	\$ 104,527	\$ 558,087
2053	\$ 424,000	\$ 25,440	\$ 2,120	\$ (459,710)	\$ 106,617	\$ 98,467
<b>Total</b>	<b>\$ 6,714,000</b>	<b>\$ 6,545,134</b>	<b>\$ 555,785</b>	<b>\$ (459,710)</b>	<b>\$ 2,354,607</b>	<b>\$ 15,709,816</b>

**Footnotes:**

[a] Annual Installments collected 1/31/2025 on the Improvement Area #1 Reimbursement Obligation shall be used for the 9/30/2025 debt service payment on the Improvement Area #1-2 Bonds.

[b] Interest on the Improvement Area #1-2 Bonds is calculated at a 4.25%, 4.75%, 5.75%, and 6.00% rate for term bonds maturing 2030, 2035, 2045, and 2054 respectively.

[c] 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.

[d] Assumes the Reserve Fund is fully funded and available to reduce the Improvement Area #1 Annual Installments at maturity of the Improvement Area #1-2 Bonds.

## EXHIBIT G-1 - IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 <sup>[b]</sup>
50050050010010000	Improvement Area #2 Initial Parcel	\$ 2,416,373.24	\$ 206,202.70
65054142510150000	Improvement Area #2 Initial Parcel	\$ 1,446,791.74	\$ 123,462.87
65054142010120000	Improvement Area #2 Initial Parcel	\$ 711,483.66	\$ 60,714.90
65054142010100000	Improvement Area #2 Initial Parcel	\$ 147,169.91	\$ 12,558.83
65054142510080000	Improvement Area #2 Initial Parcel	\$ 925,181.45	\$ 78,950.93
<b>Total<sup>[c]</sup></b>		<b>\$ 5,647,000.00</b>	<b>\$ 481,890.23</b>

**Footnotes:**

[a] The entire Improvement Area #2 Initial Parcel is contained within Property IDs 50050050010010000, 65054142510150000, 65054142010120000, 65054142010100000, and 65054142510080000. For billing purposes, the Annual Installment due 1/31/2026 shall be allocated pro rata based on acreage and is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Includes principal, interest, Additional Interest, and Annual Collection Costs.

[c] Totals may not match the Outstanding Assessment or Annual Installment due to rounding.

## EXHIBIT G-2 - IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

Annual Installment Due 1/31 <sup>[a]</sup>	Principal	Interest <sup>[b]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[c]</sup>
2026	\$ 92,000.00	\$ 317,955.00	\$ 28,235.00	\$ 43,700.23	\$ 481,890.23
2027	\$ 96,000.00	\$ 314,045.00	\$ 27,775.00	\$ 44,574.23	\$ 482,394.23
2028	\$ 100,000.00	\$ 309,965.00	\$ 27,295.00	\$ 45,465.72	\$ 482,725.72
2029	\$ 104,000.00	\$ 305,715.00	\$ 26,795.00	\$ 46,375.03	\$ 482,885.03
2030	\$ 108,000.00	\$ 301,295.00	\$ 26,275.00	\$ 47,302.53	\$ 482,872.53
2031	\$ 112,000.00	\$ 296,705.00	\$ 25,735.00	\$ 48,248.59	\$ 482,688.59
2032	\$ 117,000.00	\$ 291,385.00	\$ 25,175.00	\$ 49,213.56	\$ 482,773.56
2033	\$ 122,000.00	\$ 285,827.50	\$ 24,590.00	\$ 50,197.83	\$ 482,615.33
2034	\$ 127,000.00	\$ 280,032.50	\$ 23,980.00	\$ 51,201.78	\$ 482,214.28
2035	\$ 133,000.00	\$ 274,000.00	\$ 23,345.00	\$ 52,225.82	\$ 482,570.82
2036	\$ 139,000.00	\$ 267,682.50	\$ 22,680.00	\$ 53,270.34	\$ 482,632.84
2037	\$ 146,000.00	\$ 259,690.00	\$ 21,985.00	\$ 54,335.74	\$ 482,010.74
2038	\$ 154,000.00	\$ 251,295.00	\$ 21,255.00	\$ 55,422.46	\$ 481,972.46
2039	\$ 163,000.00	\$ 242,440.00	\$ 20,485.00	\$ 56,530.91	\$ 482,455.91
2040	\$ 172,000.00	\$ 233,067.50	\$ 19,670.00	\$ 57,661.53	\$ 482,399.03
2041	\$ 182,000.00	\$ 223,177.50	\$ 18,810.00	\$ 58,814.76	\$ 482,802.26
2042	\$ 192,000.00	\$ 212,712.50	\$ 17,900.00	\$ 59,991.05	\$ 482,603.55
2043	\$ 203,000.00	\$ 201,672.50	\$ 16,940.00	\$ 61,190.87	\$ 482,803.37
2044	\$ 214,000.00	\$ 190,000.00	\$ 15,925.00	\$ 62,414.69	\$ 482,339.69
2045	\$ 226,000.00	\$ 177,695.00	\$ 14,855.00	\$ 63,662.98	\$ 482,212.98
2046	\$ 239,000.00	\$ 164,700.00	\$ 13,725.00	\$ 64,936.24	\$ 482,361.24
2047	\$ 253,000.00	\$ 150,360.00	\$ 12,530.00	\$ 66,234.97	\$ 482,124.97
2048	\$ 268,000.00	\$ 135,180.00	\$ 11,265.00	\$ 67,559.67	\$ 482,004.67
2049	\$ 284,000.00	\$ 119,100.00	\$ 9,925.00	\$ 68,910.86	\$ 481,935.86
2050	\$ 301,000.00	\$ 102,060.00	\$ 8,505.00	\$ 70,289.08	\$ 481,854.08
2051	\$ 320,000.00	\$ 84,000.00	\$ 7,000.00	\$ 71,694.86	\$ 482,694.86
2052	\$ 339,000.00	\$ 64,800.00	\$ 5,400.00	\$ 73,128.76	\$ 482,328.76
2053	\$ 360,000.00	\$ 44,460.00	\$ 3,705.00	\$ 74,591.33	\$ 482,756.33
2054	\$ 381,000.00	\$ 22,860.00	\$ 1,905.00	\$ 76,083.16	\$ 481,848.16
<b>Total</b>	<b>\$ 5,647,000.00</b>	<b>\$ 6,123,877.50</b>	<b>\$ 523,665.00</b>	<b>\$ 1,695,229.57</b>	<b>\$ 13,989,772.07</b>

**Footnotes:**

[a] Annual Installments collected 1/31/2025 on the Improvement Area #2 Reimbursement Obligation shall be used for the 9/30/2025 debt service payment on the Improvement Area #1-2 Bonds. Principal paid 1/31/2025 is not included in the Improvement Area #1-2 Bond par.

[b] Interest on the Improvement Area #1-2 Bonds is calculated at a 4.25%, 4.75%, 5.75%, and 6.00% rate for term bonds maturing 2030, 2035, 2045, and 2054 respectively.

[c] 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.

[d] Assumes the Reserve Fund is fully funded and available to reduce the Improvement Area #2 Annual Installments at maturity of the Improvement Area #1-2 Bonds.

**EXHIBIT H-1 - IMPROVEMENT AREA #3 ASSESSMENT ROLL**

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 <sup>[b]</sup>
50050050010010000	Improvement Area #3 Initial Parcel	\$ 2,578,542.93	\$ 238,272.63
50028310000030000	Improvement Area #3 Initial Parcel	\$ 47,379.86	\$ 4,378.18
65054142510150100	Improvement Area #3 Initial Parcel	\$ 40,869.94	\$ 3,776.62
65054142510150000	Improvement Area #3 Initial Parcel	\$ 1,543,890.06	\$ 142,664.58
65054142510080000	Improvement Area #3 Initial Parcel	\$ 987,273.01	\$ 91,229.87
65054142510080100	Improvement Area #3 Initial Parcel	\$ 837,044.19	\$ 77,347.84
<b>Total<sup>[c]</sup></b>		<b>\$ 6,035,000.00</b>	<b>\$ 557,669.72</b>

**Footnotes:**

[a] The entire Improvement Area #3 Initial Parcel is contained within Property IDs 50050050010010000, 50028310000030000, 65054142510150100 65054142510150000, 65054142510080000, and 65054142510080100. For billing purposes, the Annual Installment due 1/31/2026 shall be allocated pro rata based on acreage and is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Includes principal, interest, and Annual Collection Costs.

[c] Totals may not match the Outstanding Assessment or Annual Installment due to rounding.

## EXHIBIT H-2 - IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2026	\$ 59,113	\$ 448,401	\$ 50,157	\$ 557,670
2027	\$ 63,505	\$ 444,008	\$ 51,160	\$ 558,673
2028	\$ 68,223	\$ 439,290	\$ 52,183	\$ 559,696
2029	\$ 73,292	\$ 434,221	\$ 53,227	\$ 560,740
2030	\$ 78,738	\$ 428,775	\$ 54,291	\$ 561,804
2031	\$ 84,588	\$ 422,925	\$ 55,377	\$ 562,890
2032	\$ 90,873	\$ 416,640	\$ 56,485	\$ 563,998
2033	\$ 97,625	\$ 409,889	\$ 57,614	\$ 565,127
2034	\$ 104,878	\$ 402,635	\$ 58,766	\$ 566,280
2035	\$ 112,670	\$ 394,843	\$ 59,942	\$ 567,455
2036	\$ 121,042	\$ 386,471	\$ 61,141	\$ 568,654
2037	\$ 130,035	\$ 377,478	\$ 62,363	\$ 569,877
2038	\$ 139,697	\$ 367,816	\$ 63,611	\$ 571,124
2039	\$ 150,076	\$ 357,437	\$ 64,883	\$ 572,396
2040	\$ 161,227	\$ 346,286	\$ 66,181	\$ 573,694
2041	\$ 173,206	\$ 334,307	\$ 67,504	\$ 575,017
2042	\$ 186,075	\$ 321,438	\$ 68,854	\$ 576,367
2043	\$ 199,901	\$ 307,612	\$ 70,231	\$ 577,744
2044	\$ 214,754	\$ 292,760	\$ 71,636	\$ 579,149
2045	\$ 230,710	\$ 276,803	\$ 73,069	\$ 580,582
2046	\$ 247,851	\$ 259,662	\$ 74,530	\$ 582,043
2047	\$ 266,267	\$ 241,246	\$ 76,021	\$ 583,534
2048	\$ 286,050	\$ 221,463	\$ 77,541	\$ 585,054
2049	\$ 307,304	\$ 200,209	\$ 79,092	\$ 586,605
2050	\$ 330,137	\$ 177,376	\$ 80,674	\$ 588,187
2051	\$ 354,666	\$ 152,847	\$ 82,287	\$ 589,800
2052	\$ 381,018	\$ 126,496	\$ 83,933	\$ 591,446
2053	\$ 409,327	\$ 98,186	\$ 85,612	\$ 593,125
2054	\$ 439,740	\$ 67,773	\$ 87,324	\$ 594,837
2055	\$ 472,413	\$ 35,100	\$ 89,070	\$ 596,583
<b>Total</b>	<b>\$ 6,035,000</b>	<b>\$ 9,190,393</b>	<b>\$ 2,034,758</b>	<b>\$ 17,260,151</b>

**Footnotes:**

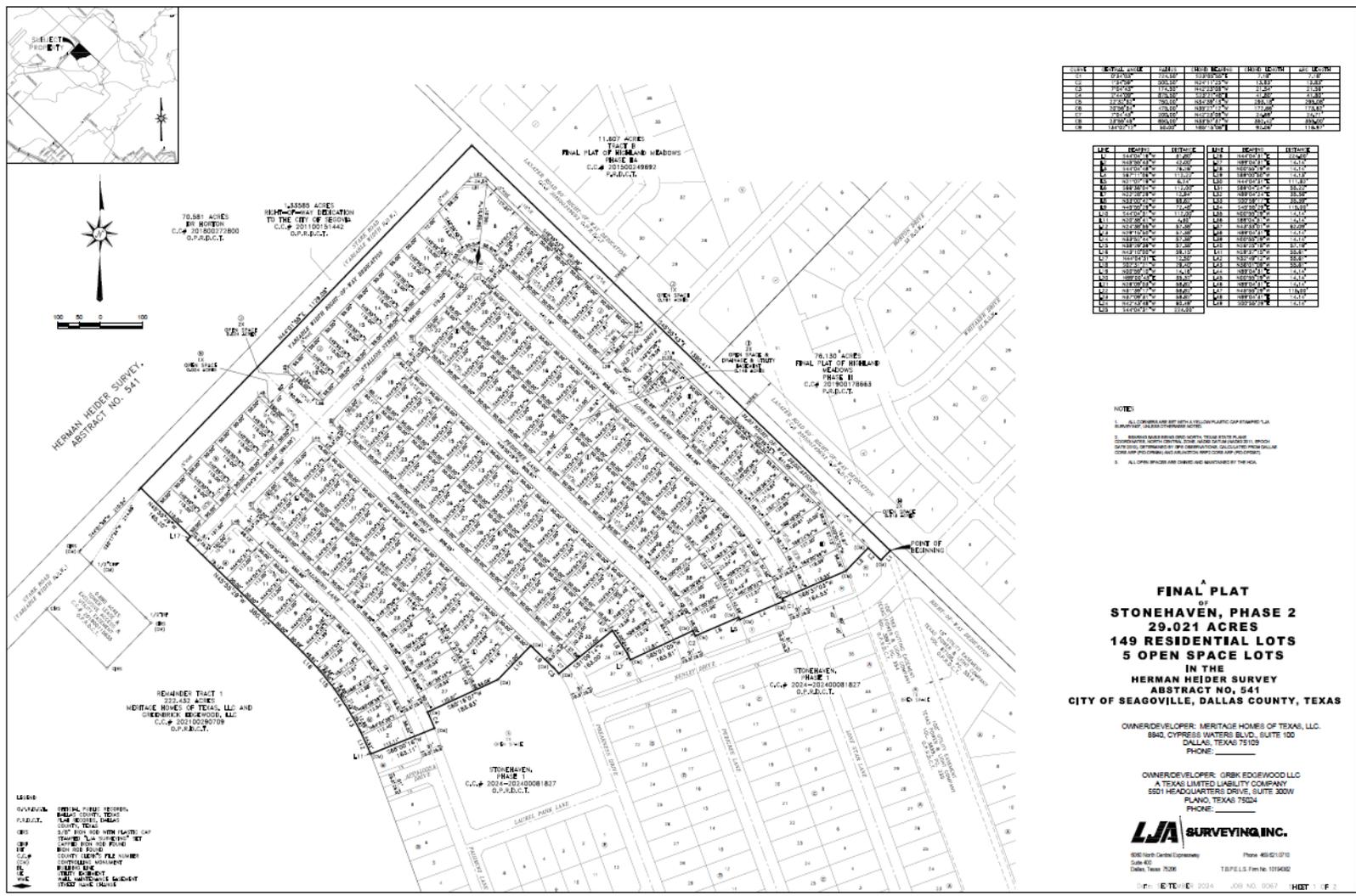
[a] Interest is calculated at 7.43%, which is not higher than 2% above the Bond Buyer Index of 5.43% stated the first week of May 2025, as allowed by the PID Act. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[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.





# EXHIBIT I-2 – STONEHAVEN PHASE 2 FINAL PLAT



LOT#	ACRES	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE
01	0.2740	17420	0.00058	0.00058	0.00058
02	0.2740	17420	0.00058	0.00058	0.00058
03	0.2740	17420	0.00058	0.00058	0.00058
04	0.2740	17420	0.00058	0.00058	0.00058
05	0.2740	17420	0.00058	0.00058	0.00058
06	0.2740	17420	0.00058	0.00058	0.00058
07	0.2740	17420	0.00058	0.00058	0.00058
08	0.2740	17420	0.00058	0.00058	0.00058
09	0.2740	17420	0.00058	0.00058	0.00058
10	0.2740	17420	0.00058	0.00058	0.00058

LOT#	ACRES	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE
11	0.2740	17420	0.00058	0.00058	0.00058
12	0.2740	17420	0.00058	0.00058	0.00058
13	0.2740	17420	0.00058	0.00058	0.00058
14	0.2740	17420	0.00058	0.00058	0.00058
15	0.2740	17420	0.00058	0.00058	0.00058
16	0.2740	17420	0.00058	0.00058	0.00058
17	0.2740	17420	0.00058	0.00058	0.00058
18	0.2740	17420	0.00058	0.00058	0.00058
19	0.2740	17420	0.00058	0.00058	0.00058
20	0.2740	17420	0.00058	0.00058	0.00058

**NOTES**

1. LOTTERIES ARE OPEN TO ALL QUALIFIED CAP APPLICANTS.
2. ALL OPEN SPACES ARE DEED AND ASSIGNED BY THE CITY.

**A**  
**FINAL PLAT**  
**OF**  
**STONEHAVEN, PHASE 2**  
**29.021 ACRES**  
**149 RESIDENTIAL LOTS**  
**5 OPEN SPACE LOTS**  
**IN THE**  
**HERMAN HEDER SURVEY**  
**ABSTRACT NO. 541**  
**CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS**

OWNER/DEVELOPER: HERITAGE HOMES OF TEXAS, LLC  
 8840 CYPRESS WATERS BLVD, SUITE 100  
 DALLAS, TEXAS 75109  
 PHONE:

OWNER/DEVELOPER: GREIK EDGEWOOD LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 5501 HEADQUARTERS DRIVE, SUITE 300W  
 PLANO, TEXAS 75024  
 PHONE:

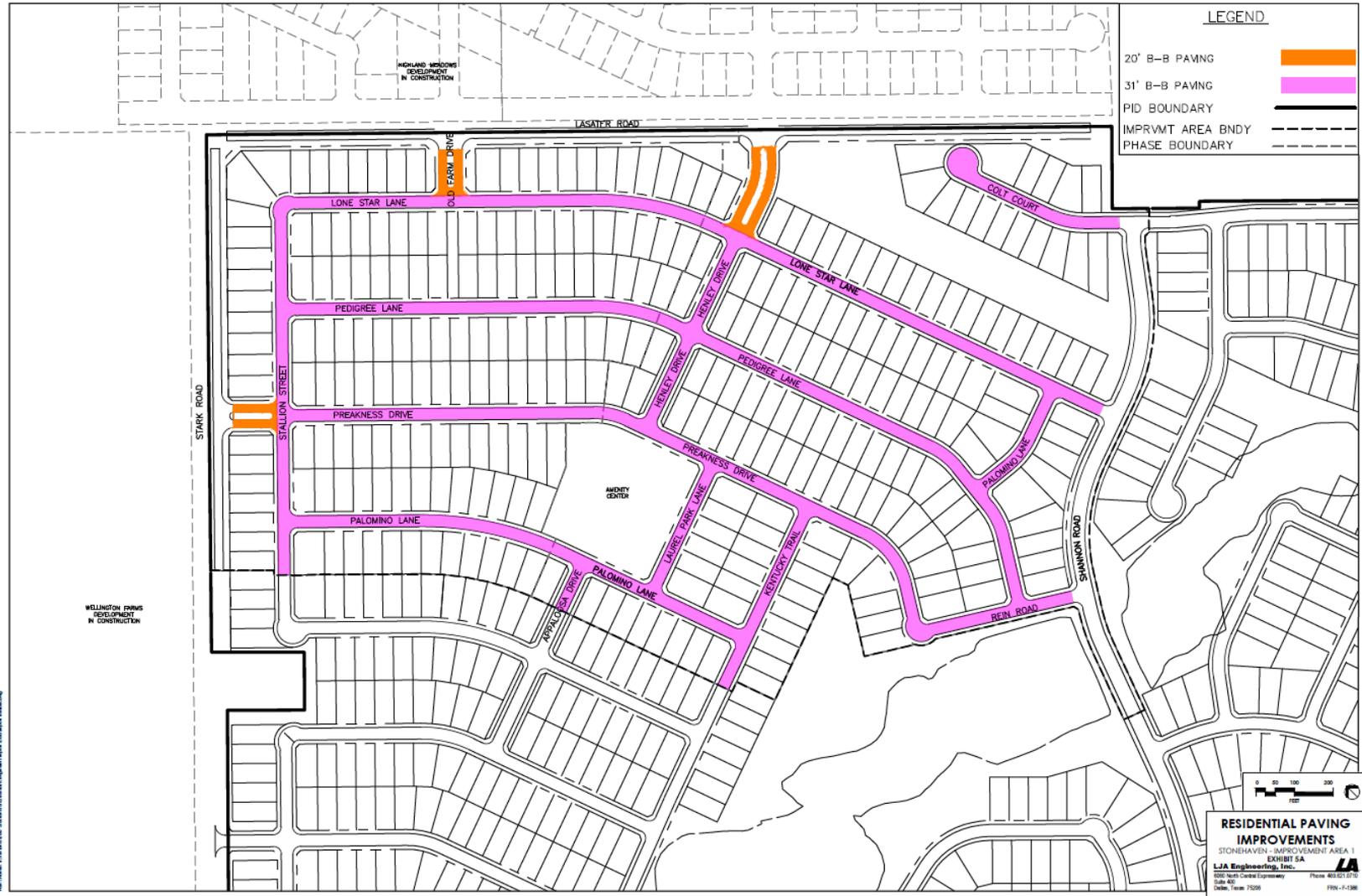
**LJA SURVEYING, INC.**

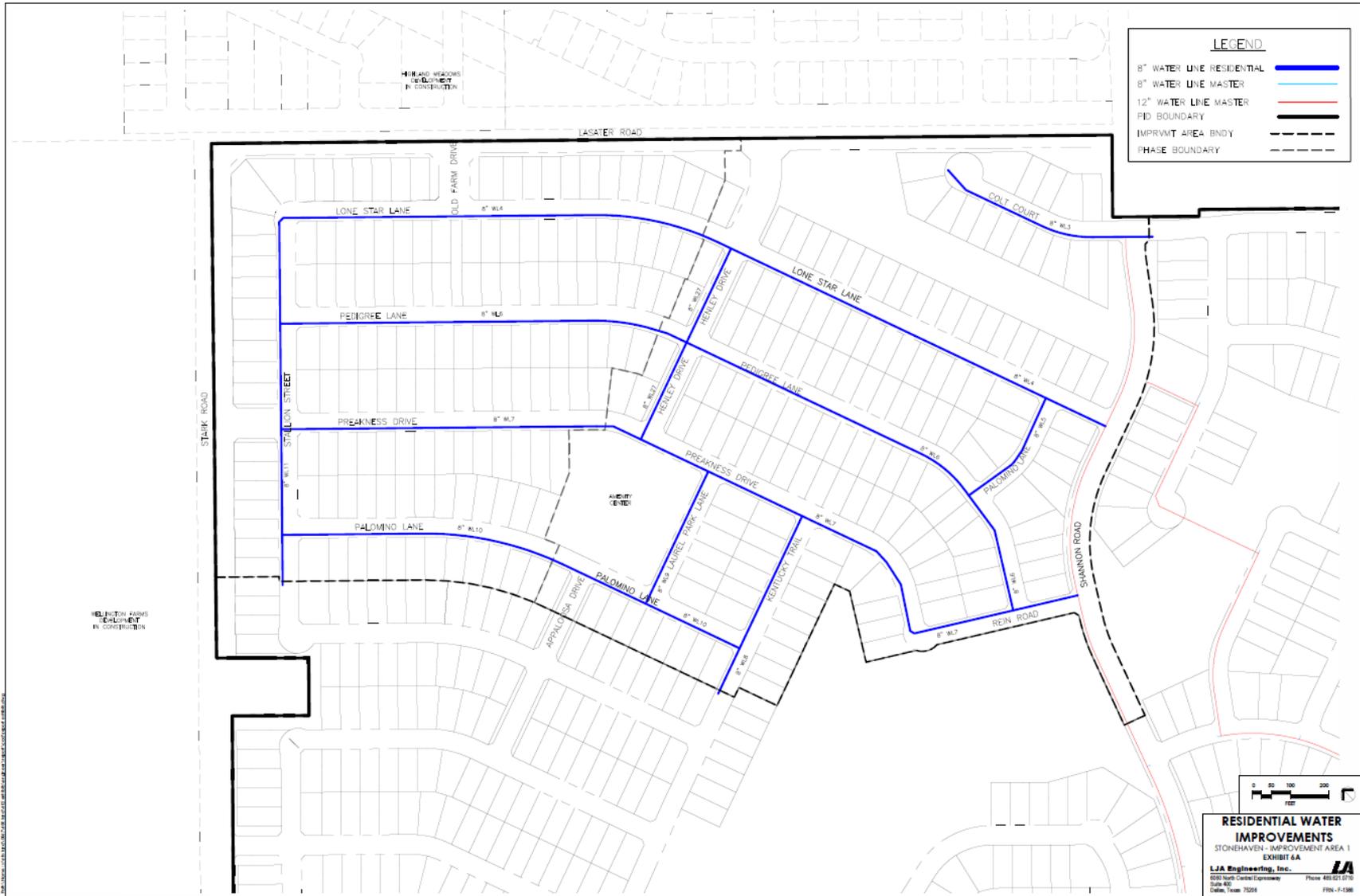
5500 North Central Expressway Phone: 469.511.0710  
 Suite 400 Dallas, Texas 75246 TSP/EPLS File No: 1094692  
 Date: June 2024 JOB NO. 0007 HIBT 1 of 1

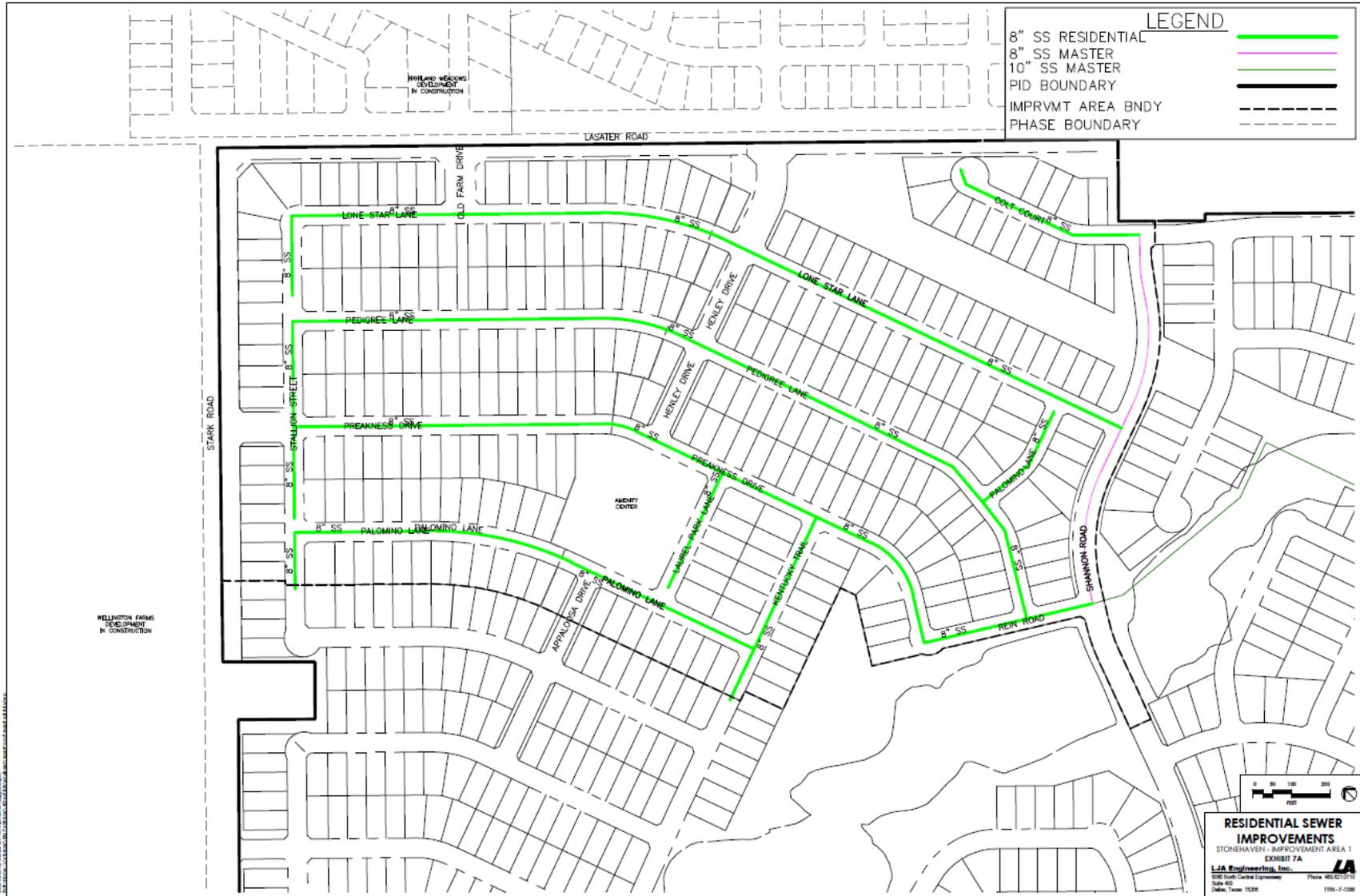
STONEHAVEN, PHASE 2

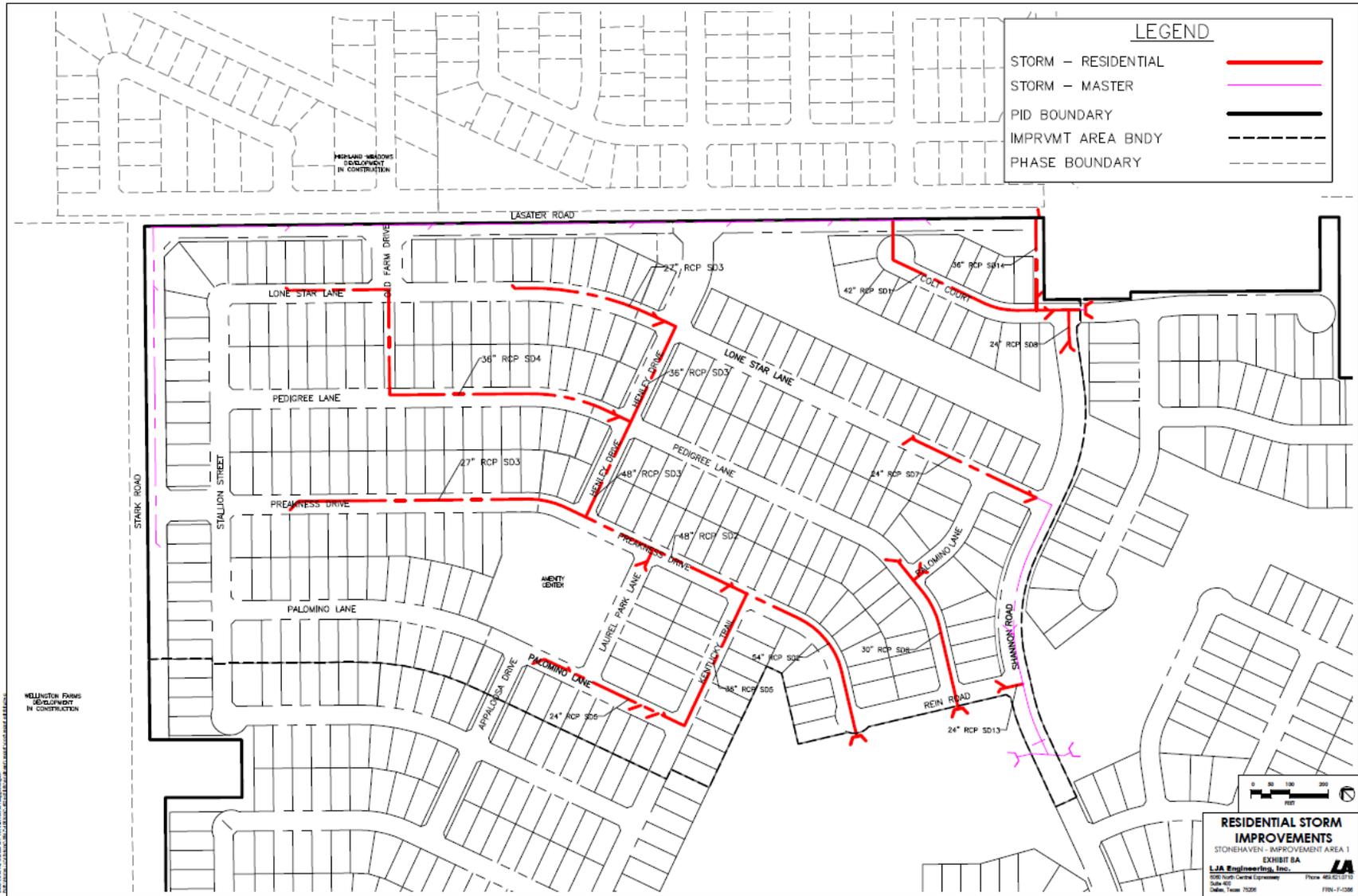


## EXHIBIT J-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS







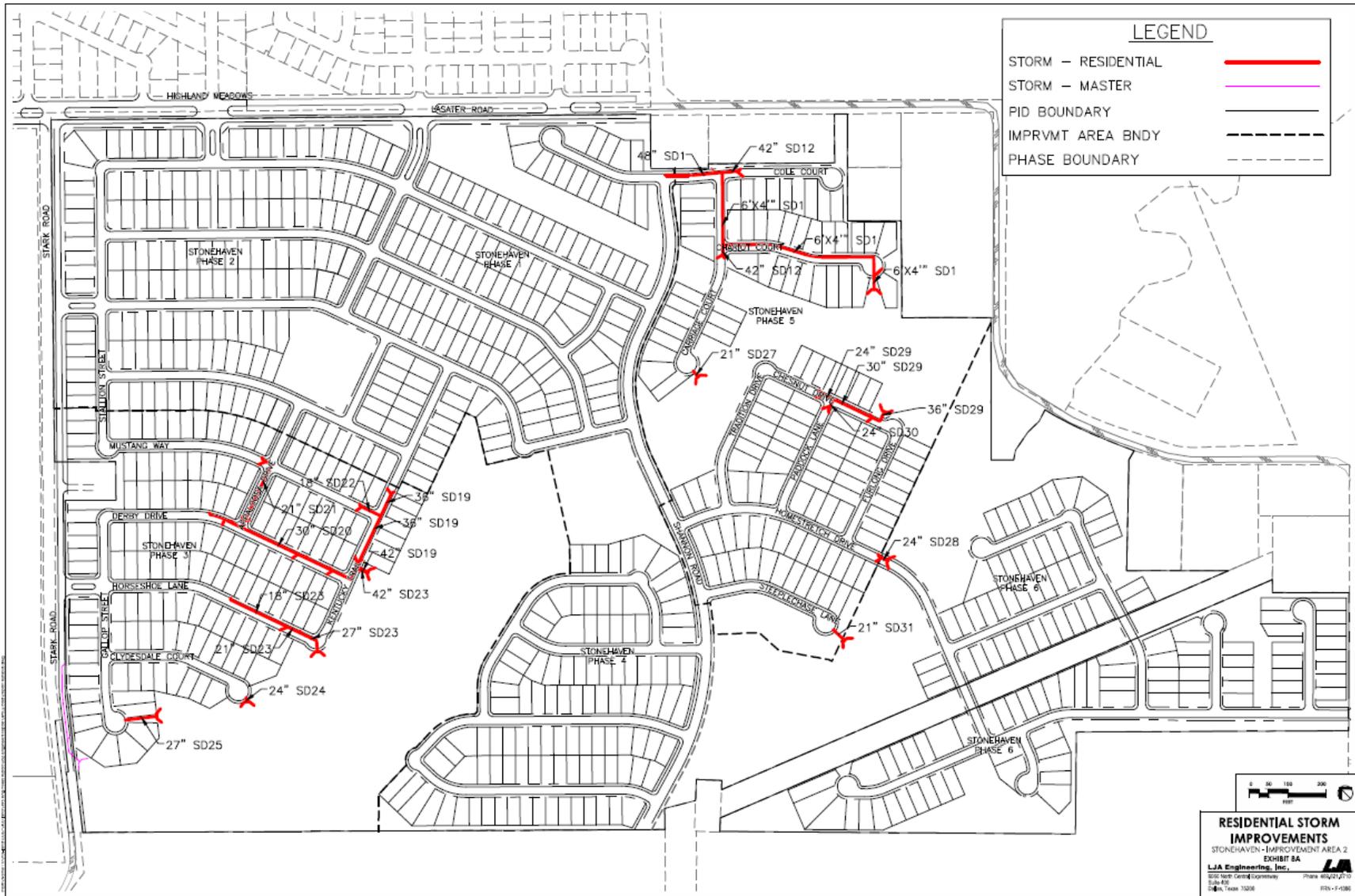


## EXHIBIT J-2 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS









0 50 100 200  
 FEET

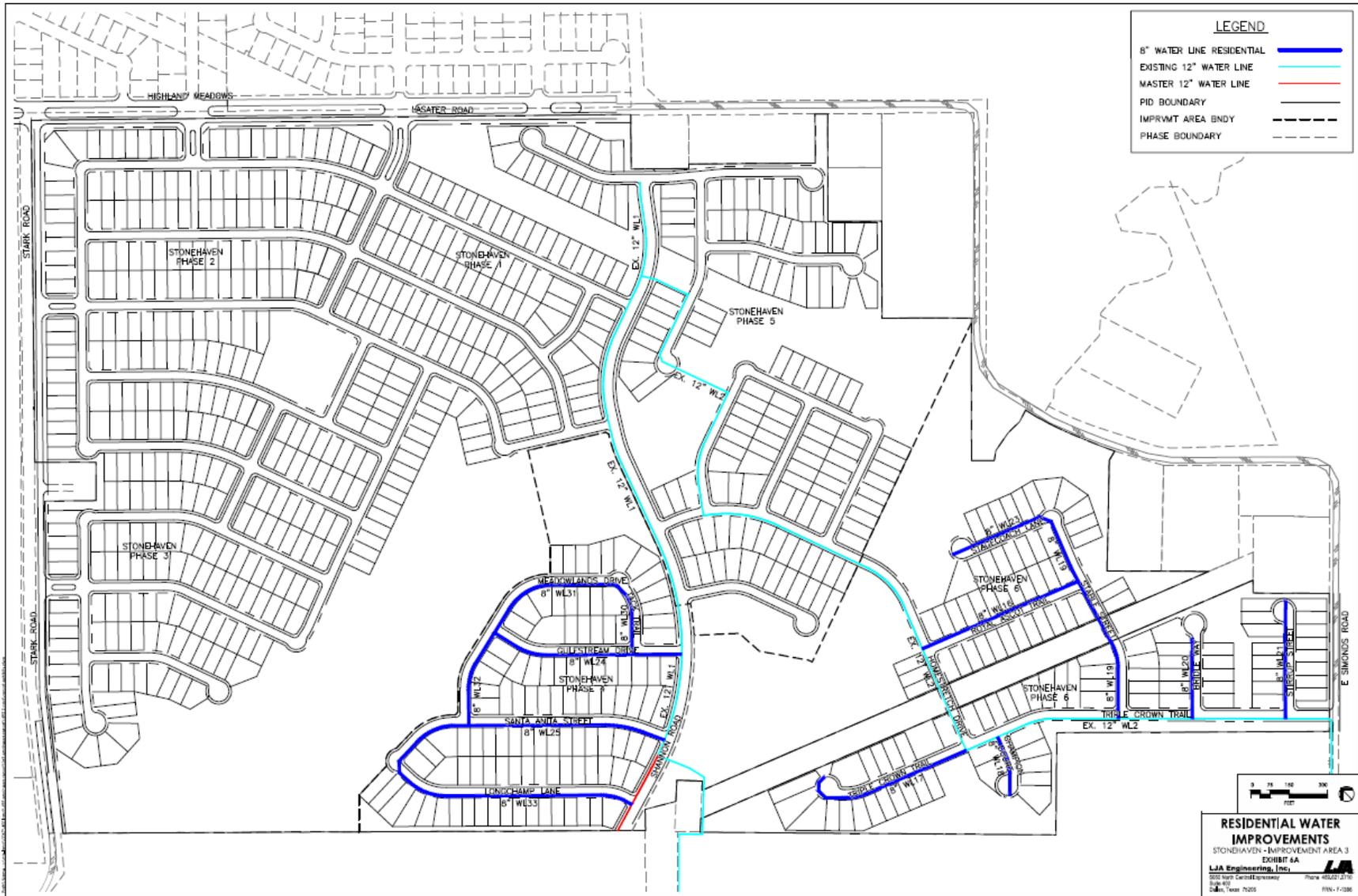
**RESIDENTIAL STORM IMPROVEMENTS**  
 STONEHAVEN - IMPROVEMENT AREA 2  
 EXHIBIT 8A

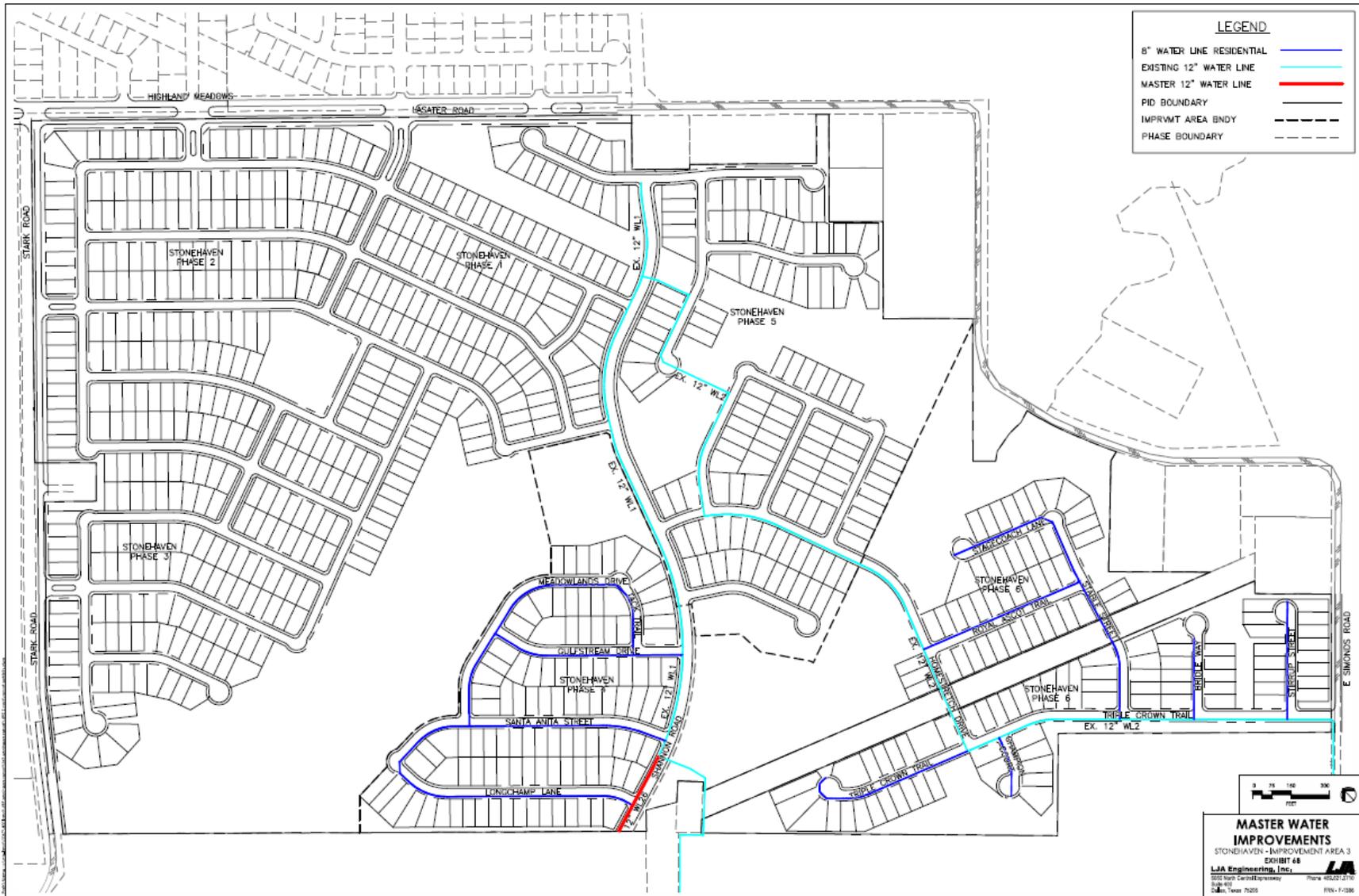
**LJA Engineering, Inc.**  
 5005 North Central Expressway, Suite 400, Dallas, TX 75245  
 Phone: 972.412.1270  
 Fax: 972.412.1286

## EXHIBIT J-3 – MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS



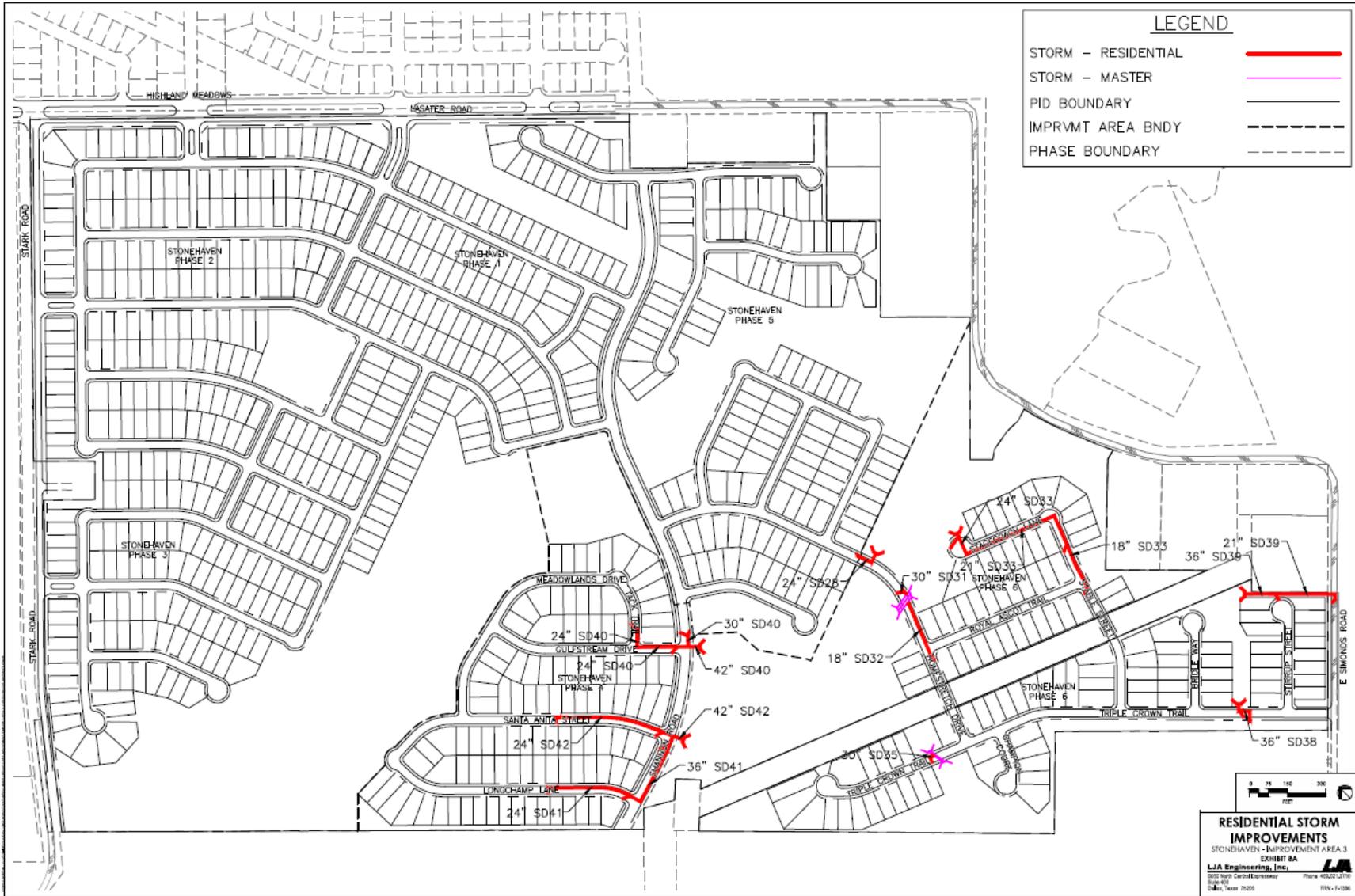


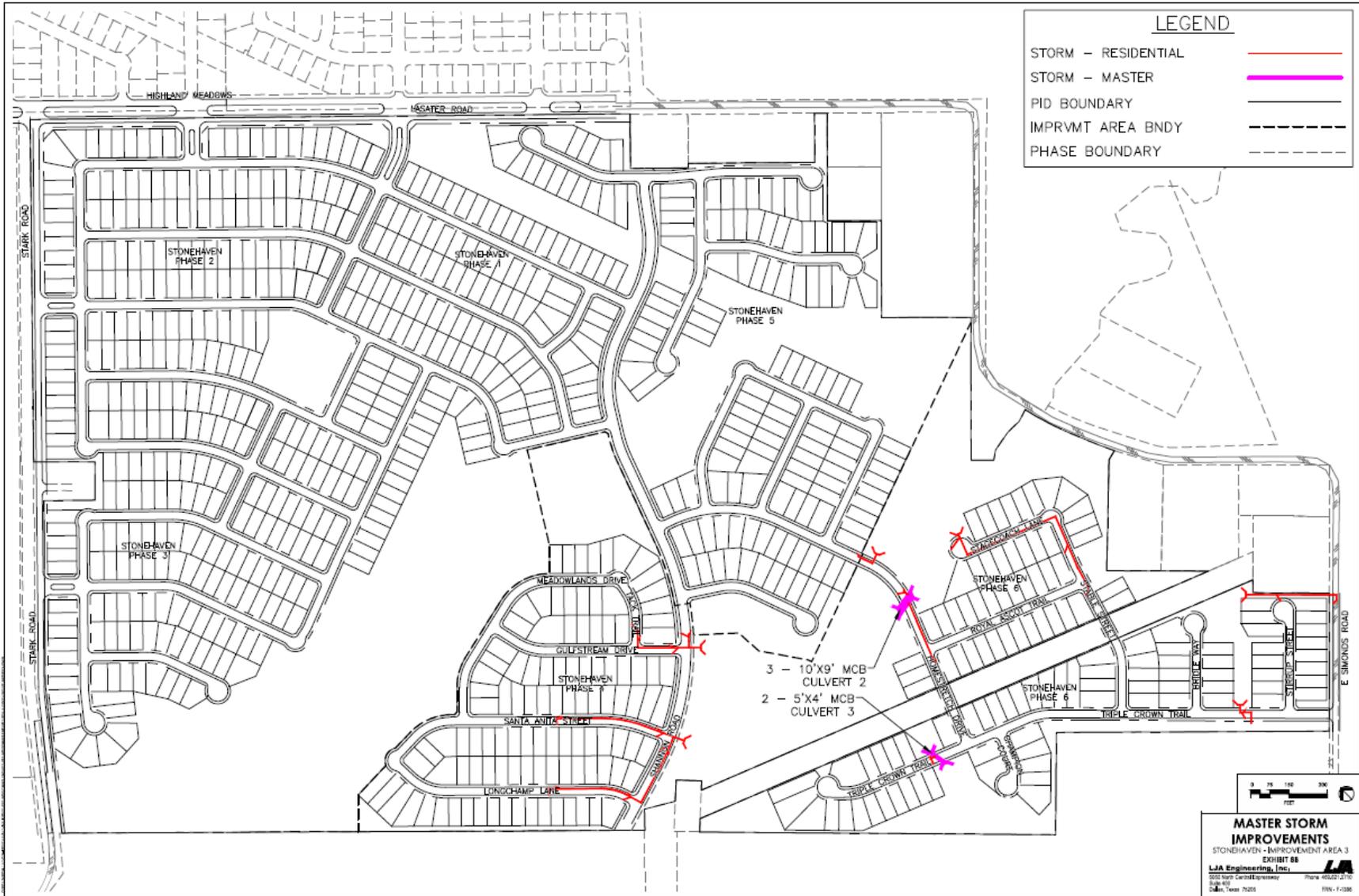












**EXHIBIT K – FORM OF NOTICE OF ASSESSMENT TERMINATION**



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

[Date]  
Dallas County Clerk's Office  
Honorable [County Clerk]  
Dallas County Administration Building  
500 Elm Street  
Dallas, TX 75202

**Re: City of Seagoville Lien Release documents for filing**

Dear Ms./Mr. [County Clerk]

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

City of Seagoville  
Attn: City Secretary  
702 US-175 Frontage Rd  
Seagoville, TX 75159

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

Sincerely,  
[Signature]

P3Works, LLC  
(817) 393-0353  
Admin@P3-Works.com  
www.P3-Works.com



**WHEREAS**, on \_\_\_\_\_, the City Council, approved Ordinance No. \_\_\_\_\_, (hereinafter referred to as the "2025 Assessment Ordinance") approving an amended and restated service and assessment plan and assessment roll for the real property located within Improvement Area #1, Improvement Area #2, and Improvement Area #3, the Assessment Ordinance being recorded on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ in the Official Public Records of Dallas County, Texas; and

**WHEREAS**, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

[legal description], an addition to the City of [City], [County], Texas, according to the map or plat thereof recorded as Instrument No. \_\_\_\_\_ in the Map Records of Dallas County, Texas (the "Property"); and

**WHEREAS**, the Lien Amount has been paid in full.

**RELEASE**

**NOW THEREFORE**, for and in consideration of the full payment of the Lien Amount, the City hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that it affects and encumbers the Property.

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF SEAGOVILLE, TEXAS,**  
A Texas home rule municipality,

By: \_\_\_\_\_  
[Manager Name], City Manager

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS**                   §  
  §  
**COUNTY OF DALLAS**           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the City Manager for the City of Seagoville, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

## EXHIBIT L – IMPROVEMENT AREA #1-2 BONDS DEBT SERVICE SCHEDULE

FINAL Numbers

City of Seagoville

Special Assessment Revenue Bonds, Series 2025

(Stonehaven PID)

Combined Issue

### Debt Service

Date	Principal	Coupon	Interest	Total P+I
09/30/2025	847,000.00	4.250%	129,291.71	976,291.71
09/30/2026	205,000.00	4.250%	669,230.00	874,230.00
09/30/2027	213,000.00	4.250%	660,517.50	873,517.50
09/30/2028	221,000.00	4.250%	651,465.00	872,465.00
09/30/2029	230,000.00	4.250%	642,072.50	872,072.50
09/30/2030	238,000.00	4.250%	632,297.50	870,297.50
09/30/2031	247,000.00	4.750%	622,182.50	869,182.50
09/30/2032	258,000.00	4.750%	610,450.00	868,450.00
09/30/2033	269,000.00	4.750%	598,195.00	867,195.00
09/30/2034	280,000.00	4.750%	585,417.50	865,417.50
09/30/2035	293,000.00	4.750%	572,117.50	865,117.50
09/30/2036	306,000.00	5.750%	558,200.00	864,200.00
09/30/2037	322,000.00	5.750%	540,605.00	862,605.00
09/30/2038	339,000.00	5.750%	522,090.00	861,090.00
09/30/2039	358,000.00	5.750%	502,597.50	860,597.50
09/30/2040	377,000.00	5.750%	482,012.50	859,012.50
09/30/2041	399,000.00	5.750%	460,335.00	859,335.00
09/30/2042	421,000.00	5.750%	437,392.50	858,392.50
09/30/2043	444,000.00	5.750%	413,185.00	857,185.00
09/30/2044	468,000.00	5.750%	387,655.00	855,655.00
09/30/2045	494,000.00	5.750%	360,745.00	854,745.00
09/30/2046	522,000.00	6.000%	332,340.00	854,340.00
09/30/2047	553,000.00	6.000%	301,020.00	854,020.00
09/30/2048	586,000.00	6.000%	267,840.00	853,840.00
09/30/2049	620,000.00	6.000%	232,680.00	852,680.00
09/30/2050	657,000.00	6.000%	195,480.00	852,480.00
09/30/2051	697,000.00	6.000%	156,060.00	853,060.00
09/30/2052	739,000.00	6.000%	114,240.00	853,240.00
09/30/2053	784,000.00	6.000%	69,900.00	853,900.00
09/30/2054	381,000.00	6.000%	22,860.00	403,860.00
<b>Total</b>	<b>\$12,768,000.00</b>	<b>-</b>	<b>\$12,730,474.21</b>	<b>\$25,498,474.21</b>

### Yield Statistics

Bond Year Dollars	\$218,230.80
Average Life	17.092 Years
Average Coupon	5.8334911%

Net Interest Cost (NIC)	6.0199463%
True Interest Cost (TIC)	6.1177608%
Bond Yield for Arbitrage Purposes	5.8056714%
All Inclusive Cost (AIC)	6.6268592%

### IRS Form 8038

Net Interest Cost	5.8524109%
Weighted Average Maturity	17.101 Years

Stonehaven PID - final v2 | Issue Summary | 6/16/2025 | 11:26 AM

**HilltopSecurities**  
Public Finance

## EXHIBIT M-1 – DISTRICT LEGAL DESCRIPTION

### LEGAL DESCRIPTION

#### TRACT 1

BEING A 222.432 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT ONE, BLOCK ONE OF WOLFORD ADDITION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201200121817, PLAT RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 33.33 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", ALL OF A 22.000 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", ALL OF A 13.75 ACRE TRACT OF LAND CONVEYED AS "TRACT 3", AND ALL OF AN 18.000 ACRE TRACT OF LAND CONVEYED AS "TRACT 4", TO RICHARD JONES AND GARY JONES, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800011184, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A", TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF LOT 3 OF THE NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID 222.432 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR A SOUTH CORNER OF SAID LOT ONE, BLOCK ONE AND THE COMMON EAST CORNER OF A 145.58 ACRE TRACT OF LAND CONVEYED TO PLATTER INVESTMENT COMPANY, AS RECORDED IN VOLUME 72196, PAGE 1744, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, (NO RECORD DOCUMENT FOUND);

THENCE, NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT ONE, AND THE COMMON NORTHEAST LINE OF SAID 145.58 ACRE TRACT, A DISTANCE OF 2282.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID LOT ONE AND THE SOUTH CORNER OF A 1.33585 ACRE

RIGHT-OF-WAY DEDICATION FOR STARK ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100151442, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON SAID NORTHEAST LINE OF SAID 145.58 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.89 FEET;

THENCE, ALONG THE NORTHWEST LINE OF SAID LOT ONE AND THE COMMON SOUTHEAST RIGHT-O-WAY LINE OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION FOR STARK ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 38 DEGREES 14 MINUTES 08 SECONDS EAST, A DISTANCE OF 589.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 51 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 17.33 FEET;

NORTH 44 DEGREES 16 MINUTES 49 SECONDS EAST, A DISTANCE OF 714.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF A 0.690 ACRE TOWER LEASE AND EXCLUSIVE ACCESS AND UTILITY EASEMENT, AS RECORDED IN COUNTY CLERK'S FILE NO. 201900115635, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID LOT ONE, BLOCK ONE, AND ALONG THE COMMON LINES OF SAID 0.690 ACRE EASEMENT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 0.690 ACRE EASEMENT;

NORTH 44 DEGREES 19 MINUTES 26 MINUTES, A DISTANCE OF 149.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 0.690 ACRE EASEMENT. SAID POINT BEING ON THE NORTHEAST LINE OF SAID LOT ONE AND THE COMMON SOUTHWEST LINE OF AFORESAID "TRACT 3";

THENCE, NORTH 45 DEGREES 25 MINUTES 42 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID LOT ONE, SAID 0.690 ACRE EASEMENT, AND THE COMMON SOUTHWEST LINE OF SAID "TRACT 3", PASSING AT A DISTANCE OF 17.46 FEET A 1/2" IRON ROD FOUND AND AT 182.54 FEET A 1/2" CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT ONE, THE NORTH CORNER OF SAID 0.690 ACRE EASEMENT, AND THE COMMON EAST CORNER OF AFORESAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID "TRACT 3" AND THE COMMON

NORTHEAST LINE OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION, IN ALL, A TOTAL DISTANCE OF 240.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION AND THE COMMON WEST CORNER OF SAID "TRACT 3". SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STARK ROAD, SAME BEING A 3.05 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS, AS RECORDED IN VOLUME 222, PAGE 826, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 01 MINUTE 58 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID "TRACT 3" AND AFORESAID "TRACT 4", AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID STARK ROAD, A DISTANCE OF 1339.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID "TRACT 4". SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 45 DEGREES 55 MINUTES 43 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID "TRACT 4", AFORESAID "TRACT 2", AND AFORESAID "TRACT 1", AND WITH SAID SOUTHEAST RIGHT-OF-WAY LINE OF LASATER ROAD, A DISTANCE OF 2348.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID "TRACT 1" AND THE COMMON NORTH CORNER OF A 1.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOT AND STELLA ELLIOT, AS RECORDED IN VOLUME 3270, PAGE 562, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 12 MINUTES 30 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT 1" AND THE COMMON NORTHWEST LINE OF SAID 1.000 ACRE TRACT, PASSING AT A DISTANCE OF 198.89 FEET A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 213.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 1.000 ACRE TRACT AND THE COMMON NORTH CORNER OF AFORESAID 41.267 ACRE "TRACT A" TRACT;

THENCE, ALONG THE NORTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 225.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 1.000 ACRE TRACT;

NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 18.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF A 2.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOTT

S:\INTX-LAND\00671400 LAND\402 Exhibits\Engineer's Report\REPORT\Exhibits\PID Legal.docx  
Page 3 of 11

AND STELLA ELLIOT, AS RECORDED IN VOLUME 3294, PAGE 563, DEED RECORDS, DALLAS COUNTY, TEXAS;

SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 495.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID 2.000 ACRE TRACT;

NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 191.93 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID 2.000 ACRE TRACT. SAID POINT BEING ON THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD, A DISTANCE OF 49.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A 1.01 ACRE TRACT OF LAND CONVEYED TO LARRY DOUGLAS WALKER, AS RECORDED IN COUNTY CLERK'S FILE NO. 201900029745, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE EASTERLY LINE OF SAID 41.267 ACRE "TRACT A" TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID 1.01 ACRE TRACT AND A 1.012 ACRE TRACT OF LAND CONVEYED TO LARRY DOUGLAS WALKER, AS RECORDED IN COUNTY CLERK'S FILE NO. 201000089821, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 419.22 FEET TO A 3/4" IRON ROD FOUND FOR THE WEST CORNER OF SAID 1.012 ACRE TRACT;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 1.012 ACRE TRACT, A DISTANCE OF 211.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 1.012 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN ANN CLAUDETTE McFADDEN, AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS;

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG SAID NORTHWEST LINE OF SAID 6.679 ACRE TRACT, A DISTANCE OF 379.57 FEET TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID 6.679 ACRE TRACT;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 6.679 ACRE TRACT, A DISTANCE OF 349.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 6.679 ACRE TRACT. SAID POINT BEING ON THE

NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, PASSING AT A DISTANCE OF 89.58 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A TRACT OF LAND OCCUPIED BY SAID DENNIS WOLFORD AND JANIS WOLFORD, ( NO DEED RECORD FOUND), AND CONTINUING IN ALL, A TOTAL DISTANCE OF 558.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON WEST CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 25.486 ACRE "TRACT A" TRACT, AND THE COMMON SOUTHWEST LINE OF SAID OCCUPIED TRACT, A DISTANCE OF 88.71 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID OCCUPIED TRACT, AND THE COMMON NORTHWEST CORNER OF AFORESAID LOT 3 OF THE NABORS SUBDIVISION SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE NORTH LINE OF SAID LOT 3, THE COMMON SOUTH LINE OF SAID OCCUPIED TRACT AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 54 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 39.89 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.84 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 3 AND THE COMMON SOUTHEAST CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID E. SIMONDS ROAD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 25 MINUTES 51 SECONDS, A RADIUS OF 1366.30 FEET, AND A LONG CHORD THAT BEARS SOUTH 18 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 224.64 FEET;

THENCE, THE EAST LINE OF SAID LOT 3 AND SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 224.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID LOT 3 AND A COMMON NORTH CORNER OF A 2.24 ACRE TRACT OF LAND CONVEYED TO LOWELL SHERMAN AND BARBARA SHERMAN, AS RECORDED IN VOLUME 99051, PAGE 4686, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 74 DEGREES 45 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE COMMON NORTH LINE OF SAID 2.24 ACRE TRACT, A DISTANCE OF 41.27 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, A COMMON ANGLE POINT IN SAID 2.24 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, ALONG THE EASTERLY LINES OF SAID 25.486 ACRE "TRACT A" TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 49 MINUTES 06 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID 2.24 ACRE TRACT, A DISTANCE OF 433.93 FEET TO A PK NAIL FOUND FOR THE WEST CORNER OF SAID 2.24 ACRE TRACT;

SOUTH 45 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 2.24 ACRE TRACT AND A 2.83 ACRE TRACT OF LAND CONVEYED TO CLYDE CARMAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 200900225070, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 398.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 25.486 ACRE "TRACT A" TRACT, AND AN ANGLE POINT IN SAID SOUTHWEST LINE OF SAID 2.83 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 68 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 25.486 ACRE "TRACT A" TRACT AND THE COMMON NORTHEAST LINE OF SAID 4.527 ACRE TRACT PASSING AT A DISTANCE OF 1787.41 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 25.486 ACRE "TRACT A" TRACT, THE COMMON NORTHWEST CORNER OF SAID

4.527 ACRE TRACT, A SOUTH CORNER OF AFORESAID 41.267 ACRE "TRACT A" TRACT, AND THE COMMON NORTHEAST CORNER OF A 0.886 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. 171439, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTHEAST LINE OF SAID 0.886 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 2163.03 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR A SOUTHWEST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTHWEST CORNER OF SAID 0.886 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF A 0.46 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 41.267 ACRE "TRACT A" TRACT AND SAID 0.46 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 35.76 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR AN INTERIOR ELL CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON EAST CORNER OF SAID 0.46 ACRE TRACT;

NORTH 43 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WESTERN MOST SOUTHWEST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTH CORNER OF SAID 0.46 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF AFORESAID LOT ONE, BLOCK ONE;

THENCE, ALONG THE SOUTHERLY LINES OF SAID LOT ONE, BLOCK ONE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 56 MINUTES 45 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT ONE AND THE COMMON NORTHWEST LINE OF SAID 0.46 ACRE TRACT, PASSING AT A DISTANCE OF 7.90 FEET A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 82.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF AFORESAID TEXAS POWER & LIGHT COMPANY TRACT, (NO RECORD DOCUMENT FOUND);

NORTH 59 DEGREES 54 MINUTES 53 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID TEXAS POWER & LIGHT COMPANY TRACT, A DISTANCE OF 125.04 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF SAID TEXAS POWER & LIGHT COMPANY TRACT;

SOUTH 43 DEGREES 19 MINUTES 07 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID TEXAS POWER & LIGHT COMPANY TRACT, A

DISTANCE OF 82.65 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 9,689,152 SQUARE FEET OR 222.432 ACRES OF LAND.

TRACT 2

BEING A 22.791 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A 1.098 ACRE TRACT OF LAND CONVEYED AS "TRACT B" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND ALL OF A 21.916 ACRE TRACT OF LAND CONVEYED AS "TRACT B" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 22.791 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND FOR THE WEST CORNER OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON SOUTH CORNER OF A 0.46 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 129.052 ACRE TRACT OF LAND CONVEYED TO CHARLOTTE LEE TAYLOR, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070095728, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON SOUTHEAST LINE OF SAID 0.46 ACRE TRACT, A DISTANCE OF 53.08 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON WEST CORNER OF A 0.886 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. 171439, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 68 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 1.098 ACRE "TRACT B" TRACT AND AFORESAID 21.916 ACRE "TRACT B" TRACT, AND THE COMMON SOUTHWEST LINE OF SAID 0.886 ACRE TRACT AND A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 2356.14 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 21.916 ACRE

"TRACT B" TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 4.527 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF A 2.07 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED VOLUME 3844, PAGE 413, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 21.916 ACRE "TRACT B" TRACT AND SAID 2.07 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 21.916 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 2.07 ACRE TRACT;

SOUTH 45 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 300.20 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON SOUTH CORNER OF SAID 2.07 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 41 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 540.59 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID 21.916 ACRE "TRACT B" TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF THE REMAINDER OF A 10.0 ACRE TRACT OF LAND CONVEYED TO O.D. OGLETREE AND WIFE, BILLIE OGLETREE, AS RECORDED IN VOLUME 240, PAGE 856, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTHEAST LINE OF SAID REMAINDER 10.0 ACRE TRACT AND A 3.33 ACRE TRACT OF LAND CONVEYED TO J.R. YARBROUGH, AS RECORDED IN VOLUME 92202, PAGE 1127, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1067.71 FEET TO A 1/2" IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTH CORNER OF SAID 3.33 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 04 MINUTES 12 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTHWEST LINE OF SAID 3.33 ACRE TRACT, A DISTANCE OF 399.93 FEET TO A 1/2" IRON PIPE FOUND FOR AN EXTERIOR ELL CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON WEST CORNER OF SAID 3.33 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 129.052 ACRE TRACT;

S:\INTX-LAND\0067\400 LAND\402 Exhibits\Engineer's Report\REPORT\Exhibits\PID Legal.docx  
Page 9 of 11

THENCE, NORTH 44 DEGREES 57 MINUTES 39 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND AFORESAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON NORTHEAST LINE OF SAID 129.052 ACRE TRACT, A DISTANCE OF 1393.95 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 992,774 SQUARE FEET OR 22.791 ACRES OF LAND.

### TRACT 3

BEING A 1.052 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OCCUPIED BY DENNIS WOLFORD AND JANIS WOLFORD, (NO RECORD DOCUMENT FOUND). SAID 1.052 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID OCCUPIED TRACT AND A COMMON SOUTH CORNER OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON SOUTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, A DISTANCE OF 468.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EAST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON SOUTH CORNER OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN AND CLAUDETTE McFADDEN, AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.58 FEET;

THENCE, ALONG THE EASTERLY LINES OF SAID OCCUPIED TRACT AND THE COMMON WESTERLY RIGHT-OF-WAY LINES OF SAID E. SIMONDS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 116.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 09 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 160.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHEAST CORNER OF LOT 3 OF NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE COMMON LINES OF SAID OCCUPIED TRACT, SAID LOT 3, AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 71 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 50.84 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

SOUTH 79 DEGREES 12 MINUTES 50 SECONDS WEST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 39.89 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST CORNER OF SAID LOT 3. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, NORTH 45 DEGREES 30 MINUTES 30 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST LINE OF SAID 25.486 ACRE "TRACT A" TRACT, A DISTANCE OF 88.71 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 45,834 SQUARE FEET OR 1.052 ACRES OF LAND.

## EXHIBIT M-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

### PID DESCRIPTION – AREA NO.1

BEING A 68.784 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AND BEING PART OF A 222.432 ACRE TRACT OF LAND, CONVEYED AS TRACT 1 TO MERITAGE HOMES OF TEXAS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100290709, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 68.784 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR A NORTHEAST CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON NORTH CORNER OF A 1.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOT AND STELLA ELLIOT, AS RECORDED IN VOLUME 3270, PAGE 562, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 12 MINUTES 30 SECONDS WEST, ALONG A NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 1.000 ACRE TRACT, PASSING AT A DISTANCE OF 198.89 FEET A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 213.58 FEET TO A POINT FOR THE WEST CORNER OF SAID 1.000 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG A NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 1.000 ACRE TRACT A DISTANCE OF 94.66 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 222.432 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 61.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.24 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07

DEGREES 55 MINUTES 14 SECONDS, A RADIUS OF 170.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 40 DEGREES 14 MINUTES 53 SECONDS WEST, A DISTANCE OF 23.48 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 23.50 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 112.25 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33 DEGREES 41 MINUTES 22 SECONDS, A RADIUS OF 480.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 53 DEGREES 07 MINUTES 57 SECONDS WEST, A DISTANCE OF 278.19 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 282.24 FEET TO A POINT FOR CORNER;

SOUTH 69 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 189.66 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38 DEGREES 27 MINUTES 37 SECONDS, A RADIUS OF 420.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 50 DEGREES 44 MINUTES 50 SECONDS WEST, A DISTANCE OF 276.67 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 281.93 FEET TO A POINT FOR CORNER;

SOUTH 31 DEGREES 31 MINUTES 01 SECOND WEST, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 48 MINUTES 25 SECONDS, A RADIUS OF 420.00 FEET AND A LONG CHORD THAT BEARS SOUTH 25 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 86.40 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 86.55 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 42 MINUTES 36 SECONDS WEST, A DISTANCE OF 195.68 FEET TO A POINT FOR CORNER;

NORTH 70 DEGREES 17 MINUTES 24 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 195.68 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11

DEGREES 48 MINUTES 25 SECONDS, A RADIUS OF 480.00 FEET AND A LONG CHORD THAT BEARS NORTH 25 DEGREES 36 MINUTES 49 SECONDS EAST, A DISTANCE OF 98.74 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 98.91 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 31 MINUTES 01 SECOND EAST, A DISTANCE OF 14.50 FEET TO A POINT FOR CORNER;

NORTH 13 DEGREES 28 MINUTES 59 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 28 MINUTES 59 SECONDS WEST, A DISTANCE OF 368.18 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 67 DEGREES 01 MINUTES 39 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 60 DEGREES 52 MINUTES 24 SECONDS WEST, A DISTANCE OF 55.21 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 58.49 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 28 MINUTES 59 SECONDS WEST, A DISTANCE OF 134.88 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 31 MINUTES 01 SECOND EAST, A DISTANCE OF 189.34 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 01 MINUTE 22 SECONDS WEST, A DISTANCE OF 43.71 FEET TO A POINT FOR CORNER;

SOUTH 69 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 01 MINUTE 22 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A POINT FOR CORNER;

SOUTH 69 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 28.00 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 01 MINUTE 22 SECONDS WEST, A DISTANCE OF 527.00 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 49.41 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 4.30 FEET TO A POINT FOR CORNER;

NORTH 24 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 57.38 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 57.38 FEET TO A POINT FOR CORNER;

NORTH 33 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF 57.38 FEET TO A POINT FOR CORNER;

NORTH 38 DEGREES 29 MINUTES 39 SECONDS WEST, A DISTANCE OF 57.38 FEET TO A POINT FOR CORNER;

NORTH 43 DEGREES 10 MINUTES 50 SECONDS WEST, A DISTANCE OF 59.15 FEET TO A POINT FOR CORNER;

NORTH 45 DEGREES 55 MINUTES 21 SECONDS WEST, A DISTANCE OF 380.72 FEET TO A POINT FOR CORNER;

NORTH 44 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 12.50 FEET TO A POINT FOR CORNER;

NORTH 45 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 165.20 FEET TO A POINT FOR CORNER ON THE NORTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF STARK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 44 DEGREES 01 MINUTES 58 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 1129.08 FEET TO A POINT FOR THE NORTH CORNER OF SAID 222.432 ACRE TRACT. SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID LASATER ROAD;

THENCE, SOUTH 45 DEGREES 55 MINUTES 43 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID LASATER ROAD, A DISTANCE OF 2348.78 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 68.784 ACRES OF LAND.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

## EXHIBIT M-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

### PROPERTY DESCRIPTION 58.081 ACRES

BEING A 58.081 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AND BEING A REPLAT OF A PORTION OF LOT ONE, BLOCK ONE OF WOLFORD ADDITION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201200121817, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING PART OF THE REMAINDER OF A 222.432 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO MERITAGE HOMES OF TEXAS, LLC AND GREENBRICK EDGEWOOD, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100290709, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 58.081 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF STONEHAVEN, PHASE 2, AN ADDITION TO THE CITY OF SEAGOVILLE AS RECORDED IN COUNTY CLERK'S FILE NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF STARK ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING ON THE SOUTHEAST LINE OF A 1.33585 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100151442, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 222.432 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID STONEHAVEN, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 165.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 44 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 12.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 45 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 380.72 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 43 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 59.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 38 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 57.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 33 DEGREES 52 MINUTES 44 SECONDS EAST, A DISTANCE OF 57.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 29 DEGREES 15 MINUTES 50 SECONDS EAST, A DISTANCE OF 57.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 24 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 57.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 38 MINUTES 41 SECONDS EAST, PASSING AT A DISTANCE OF 4.30 FEET THE SOUTH CORNER OF SAID STONEHAVEN, PHASE 2 AND THE COMMON WEST CORNER OF STONEHAVEN, PHASE 1, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING OVER AND ACROSS SAID 222.432 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID STONEHAVEN, PHASE 1, IN ALL A TOTAL DISTANCE OF 53.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

THENCE, CONTINUING OVER AND ACROSS SAID 222.432 ACRE TRACT AND ALONG THE SOUTHWEST LINES OF SAID STONEHAVEN, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 20 DEGREES 01 MINUTES 22 SECONDS EAST, A DISTANCE OF 527.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 28.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 01 MINUTE 22 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 69 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 20 DEGREES 01 MINUTE 22 SECONDS EAST, A DISTANCE OF 43.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 31 DEGREES 31 MINUTES 01 SECOND WEST, A DISTANCE OF 189.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 58 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 134.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67 DEGREES 01 MINUTE 39 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 52 MINUTES 24 SECONDS EAST, A DISTANCE OF 55.21 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 58.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 58 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 55.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

THENCE, DEPARTING SAID SOUTHWEST LINE OF STONEHAVEN, PHASE 1 AND CONTINUING OVER AND ACROSS SAID 222.432 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31 DEGREES 31 MINUTES 01 SECOND WEST, A DISTANCE OF 381.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 44 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 112.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 57 DEGREES 47 MINUTES 30 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 32 MINUTES 57 SECONDS WEST, A DISTANCE OF 217.93 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 227.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 76 DEGREES 33 MINUTES 18 SECONDS WEST, A DISTANCE OF 260.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32 DEGREES 12 MINUTES 30 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 27 MINUTES 03 SECONDS WEST, A DISTANCE OF 125.10 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 126.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 44 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 94.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 89 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 11.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 32 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS NORTH 68 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 177.82 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 182.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 87 DEGREES 54 MINUTES 16 SECONDS WEST, A DISTANCE OF 82.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 100 DEGREES 58 MINUTES 07 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 73 DEGREES 19 MINUTES 27 SECONDS WEST, A DISTANCE OF 77.15 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 88.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 87 DEGREES 54 MINUTES 16 SECONDS WEST, A DISTANCE OF 158.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 44 DEGREES 43 MINUTES 24 SECONDS WEST, A DISTANCE OF 143.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET. SAID POINT BEING ON THE SOUTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A 145.58 ACRE TRACT OF LAND CONVEYED TO PLATTER INVESTMENT COMPANY, AS RECORDED IN VOLUME 72196, PAGE 1744, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, ALONG SAID COMMON LINES, A DISTANCE OF 1159.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTH CORNER OF AFORESAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION. SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID STARK ROAD;

THENCE, ALONG THE NORTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION FOR STARK ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 38 DEGREES 14 MINUTES 08 SECONDS EAST, A DISTANCE OF 589.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 44 DEGREES 16 MINUTES 49 SECONDS EAST, A DISTANCE OF 714.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF A 0.690 ACRE TOWER LEASE AND EXCLUSIVE ACCESS AND UTILITY EASEMENT, AS RECORDED IN COUNTY CLERK'S FILE NO. 201900115635, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 222.432 ACRE TRACT AND SAID 0.690 ACRE EASEMENT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 39 MINUTES 55 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 44 DEGREES 16 MINUTES 49 SECONDS EAST, A DISTANCE OF 149.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

THENCE, NORTH 45 DEGREES 25 MINUTES 30 SECONDS WEST, PASSING AT A DISTANCE OF 17.46 FEET A 1/2" IRON ROD FOUND AND AT 182.54 FEET A 1/2" CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF SAID 0.690 ACRE EASEMENT AND THE COMMON EAST CORNER OF AFORESAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION AND CONTINUING ALONG A SOUTHWESTERLY LINE OF SAID 222.432 ACRE TRACT IN ALL A TOTAL DISTANCE OF 240.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STARK ROAD;

THENCE, NORTH 44 DEGREES 01 MINUTE 58 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID STARK ROAD, A DISTANCE OF 210.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 58.081 ACRES OF LAND.

**PROPERTY DESCRIPTION**  
**40.443 ACRES**

BEING A 40.443 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AND BEING A REPLAT OF A PORTION OF LOT ONE, BLOCK ONE OF WOLFORD ADDITION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201200121817, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING PART OF THE REMAINDER OF A 222.432 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO MERITAGE HOMES OF TEXAS, LLC AND GREENBRICK EDGEWOOD, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100290709, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 40.443 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON EAST CORNER OF A 2.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOT AND STELLA ELLIOT AS RECORDED IN VOLUME 3294, PAGE 563, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG A NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND SAID SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD, A DISTANCE OF 49.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A NORTHEAST CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 1.01 ACRE TRACT OF LAND CONVEYED TO LARRY DOUGLAS WALKER AS RECORDED IN COUNTY CLERK'S FILE NO. 201900029745, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG A NORTHEAST LINE OF SAID 222.432 ACRE TRACT, THE COMMON NORTHWEST LINE OF SAID 1.01 ACRE TRACT AND THE COMMON NORTHWEST LINE OF A 1.012 ACRE TRACT OF LAND CONVEYED TO LARRY DOUGLAS WALKER, AS RECORDED IN COUNTY CLERK'S FILE NO. 201000089821, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 419.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND A COMMON WEST CORNER OF SAID 1.012 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG A NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 1.012 ACRE TRACT, A DISTANCE OF 211.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 1.012 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN AND CLAUDETTE McFADDEN AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 6.679 ACRE TRACT, A DISTANCE OF 379.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 6.679 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 6.679 ACRE TRACT, A DISTANCE OF 349.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SAID NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, A DISTANCE OF 20.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 222.432 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 69 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 998.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 01 MINUTE 22 SECONDS EAST, A DISTANCE OF 5.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 466.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 18 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 13.94 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 04 MINUTES 41 SECONDS WEST, A DISTANCE OF 197.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 106.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 52 MINUTES 12 SECONDS WEST, A DISTANCE OF 177.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 59 MINUTES 03 SECONDS, A RADIUS OF 1030.00 FEET, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 12 MINUTES 42 SECONDS EAST, A DISTANCE OF 125.48 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 125.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 55 DEGREES 16 MINUTES 50 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 00 MINUTES 34 SECONDS, A RADIUS OF 970.00 FEET, AND A LONG CHORD THAT BEARS NORTH 27 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 253.38 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 254.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 160.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHERLY CORNER OF STONEHAVEN, PHASE 1, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, CONTINUING OVER AND ACROSS SAID 222.432 ACRE TRACT AND ALONG THE EASTERLY LINES OF SAID STONEHAVEN, PHASE 1, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 70 DEGREES 17 MINUTES 24 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 195.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 48 MINUTES 25 SECONDS, A RADIUS OF 420.00 FEET, AND A LONG CHORD THAT BEARS NORTH 25 DEGREES 36 MINUTES 49 SECONDS EAST, A DISTANCE OF 86.40 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 86.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 31 DEGREES 31 MINUTES 01 SECOND EAST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38 DEGREES 27 MINUTES 37 SECONDS, A RADIUS OF 420.00 FEET, AND A LONG CHORD THAT BEARS NORTH 50 DEGREES 44 MINUTES 50 SECONDS EAST, A DISTANCE OF 276.67 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 281.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 189.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33 DEGREES 41 MINUTES 22 SECONDS, A RADIUS OF 480.00 FEET, AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF 278.19 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 282.24 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 36 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 112.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 55 MINUTES 14 SECONDS, A RADIUS OF 170.00 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 23.48 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 14.24 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A NORTHEAST CORNER OF SAID STONEHAVEN, PHASE 1. SAID POINT BEING ON THE NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF A 1.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOT AND STELLA ELLIOT, AS RECORDED IN VOLUME, 3270, PAGE 562, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 141.09 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 1.000 ACRE TRACT;

THENCE, NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 18.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON WEST CORNER OF AFORESAID 2.000 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG A NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 495.00 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 2.000 ACRE TRACT;

THENCE, NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 191.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 40.443 ACRES OF LAND.

## EXHIBIT M-4 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

### LEGAL DESCRIPTION STONEHAVEN IA3 (PH4&6)

#### TRACT 1

BEING A 55.126 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AND BEING PART OF THE REMAINDER OF A 222.432 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100290709, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 55.126 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH CAPPED IRON ROD FOUND FOR A SOUTHERLY CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 145.58 ACRE TRACT OF LAND CONVEYED TO PLATTER INVESTMENT COMPANY, AS RECORDED IN VOLUME 72196, PAGE 1744, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT (NO RECORD DOCUMENT FOUND);

THENCE, NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 145.58 ACRE TRACT, A DISTANCE OF 1122.32 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 222.432 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 143.58 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 54 MINUTES 16 SECONDS EAST, A DISTANCE OF 158.46 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 100 DEGREES 58 MINUTES 07 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 19 MINUTES 27 SECONDS EAST, A DISTANCE OF 77.15 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.11 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 54 MINUTES 16 SECONDS EAST, A DISTANCE OF 82.78 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 32 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 68 DEGREES 52 MINUTES 28 SECONDS EAST, A DISTANCE OF 177.82 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 182.78 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 39 MINUTES 12 SECONDS EAST, A DISTANCE OF 11.28 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

NORTH 44 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 94.06 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 12 MINUTES 30 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS NORTH 60 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 125.10 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 126.76 FEET TO A POINT FOR CORNER;

NORTH 76 DEGREES 33 MINUTES 18 SECONDS EAST, A DISTANCE OF 260.53 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57 DEGREES 47 MINUTES 30 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 74 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 217.93 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 227.45 FEET TO A POINT FOR CORNER;

NORTH 44 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 112.00 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 381.21 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE SOUTHWESTERLY LINE OF STONEHAVEN, PHASE 1, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202400081827, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE SOUTHWESTERLY LINES OF SAID STONEHAVEN, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 312.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 31 DEGREES 31 MINUTES 01 SECONDS WEST, A DISTANCE OF 14.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 48 MINUTES 25 SECONDS, A RADIUS OF 480.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 25 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 98.74 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 98.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 42 MINUTES 36 SECONDS WEST, OVER AND ACROSS SAID 222.432 ACRE TRACT, A DISTANCE OF 356.38 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 00 MINUTES 34 SECONDS, A RADIUS OF 970.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 253.38 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 222.432 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 254.10 FEET TO A POINT FOR CORNER;

SOUTH 55 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 59 MINUTES 03 SECONDS, A RADIUS OF 1030.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 38 DEGREES 12 MINUTES 42 SECONDS WEST, A DISTANCE OF 125.48 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 125.56 FEET TO A POINT FOR CORNER;  
SOUTH 47 DEGREES 52 MINUTES 12 SECONDS EAST, A DISTANCE OF 177.10 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF 106.01 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 197.55 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 13.94 FEET TO A POINT FOR CORNER;

NORTH 69 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 466.65 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 01 MINUTES 22 SECONDS WEST, A DISTANCE OF 5.05 FEET TO A POINT FOR CORNER;

NORTH 69 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 998.55 FEET TO A POINT FOR CORNER. SAID POINT BEING ON A SOUTHEASTERLY LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST RIGHT-OF-WAY LINE OF E SIMONDS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG SAID COMMON LINES AND ALONG THE NORTHWEST LINE OF A 1.052 ACRE TRACT OF LAND, CONVEYED TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300011416, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 538.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

THENCE, SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE COMMON LINES OF SAID 222.432 ACRE TRACT AND SAID 1.052 ACRE TRACT, A DISTANCE OF 88.71 FEET TO A POINT FOR CORNER. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG SAID COMMON LINES AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 54 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 39.89 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.84 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID E SIMONDS ROAD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 25 MINUTES 51 SECONDS, A RADIUS OF 1366.30 FEET, AND A

LONG CHORD THAT BEARS SOUTH 18 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 224.64 FEET;

THENCE, ALONG SAID COMMON LINES, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 224.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN EAST CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON NORTH CORNER OF A 2.24 ACRE TRACT OF LAND CONVEYED TO LOWELL SHERMAN AND BARBARA SHERMAN, AS RECORDED IN VOLUME 99051, PAGE 4686, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE WEST LINE OF AFORESAID E SIMONDS ROAD;

THENCE, ALONG A SOUTHEASTERLY LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 2.24 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 74 DEGREES 45 MINUTES 40 SECONDS WEST, A DISTANCE OF 41.27 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF 433.93 FEET TO A PK NAIL FOUND FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 2.24 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG A NORTHEASTERLY LINE OF SAID 222.432 ACRE TRACT, THE COMMON SOUTHWEST LINE OF SAID 2.24 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF A 2.83 ACRE TRACT OF LAND CONVEYED TO CLYDE CARMAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 200900225070, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 398.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 222.432 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 68 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 4.527 ACRE TRACT, A DISTANCE OF 2163.03 FEET TO A 1/2 IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 222.432 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF A 0.46 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 222.432 ACRE TRACT AND SAID 0.46 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 35.76 FEET TO 1/2 INCH IRON ROD WITH CAP FOUND FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON EAST CORNER OF SAID 0.46 ACRE TRACT;

NORTH 43 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON NORTH CORNER OF SAID 0.46 ACRE TRACT;

SOUTH 46 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHERLY CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON EAST CORNER OF AFORESAID TEXAS POWER AND LIGHT TRACT WITH NO RECORD DOCUMENT FOUND;

THENCE, ALONG THE COMMON LINES OF SAID 222.432 ACRE TRACT AND SAID TEXAS POWER AND LIGHT TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 59 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 125.04 FEET TO A POINT FOR CORNER;

SOUTH 43 DEGREES 19 MINUTES 07 SECONDS WEST, A DISTANCE OF 82.65 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 55.126 ACRES OF LAND.

## TRACT 2

BEING A 22.791 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AND BEING ALL OF A 22.791 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100290709, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 22.791 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTH CORNER OF A 2.07 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY AS RECORDED IN VOLUME 3844, PAGE 413, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E SIMONDS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 41 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON SAID NORTHWEST RIGHT-OF-WAY LINE OF E SIMONDS ROAD A DISTANCE OF 540.59 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 22.791 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 10.0 ACRE TRACT OF LAND CONVEYED TO O.D. OGLETREE AND BILLIE OGLETREE, AS RECORDED IN VOLUME 240, PAGE 856, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 22.791 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID 10.0 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A 3.33 ACRE TRACT OF LAND CONVEYED TO J.R. YARBROUGH, AS RECORDED IN VOLUME 92202, PAGE 1127, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1067.71 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON NORTH CORNER OF SAID 3.33 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 04 MINUTES 12 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 3.33 ACRE TRACT, A DISTANCE OF 399.93 FEET TO A 1/2 INCH IRON PIPE FOUND AN EXTERIOR ELL CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 3.33 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 129.052 ACRE TRACT OF LAND CONVEYED TO CHARLOTTE LEE TAYLOR, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070095728, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 57 MINUTES 39 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 129.052 ACRE TRACT, A DISTANCE OF 1393.95 FEET TO A 1/2 IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTH CORNER OF A 0.46 ACRE TRACT OF LAND, CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID 0.46 ACRE TRACT, A DISTANCE OF 53.08 FEET TO A 1/2 IRON ROD WITH CAP FOUND FOR A NORTH CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON WEST CORNER OF A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 68 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 4.527 ACRE TRACT, A DISTANCE OF 2356.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 4.527 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF AFORESAID 2.07 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 22.791 ACRE TRACT AND SAID 2.07 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 2.07 ACRE TRACT;

SOUTH 45 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 300.20 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 22.791 ACRES OF LAND.

### TRACT 3

BEING A 1.052 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OCCUPIED BY DENNIS WOLFORD AND JANIS WOLFORD, (NO RECORD DOCUMENT FOUND). SAID 1.052 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID OCCUPIED TRACT AND A COMMON SOUTH CORNER OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON SOUTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, A DISTANCE OF 468.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EAST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON SOUTH CORNER OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN AND CLAUDETTE McFADDEN, AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.58 FEET;

THENCE, ALONG THE EASTERLY LINES OF SAID OCCUPIED TRACT AND THE COMMON WESTERLY RIGHT-OF-WAY LINES OF SAID E. SIMONDS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 116.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 09 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 160.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHEAST CORNER OF LOT 3 OF NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE COMMON LINES OF SAID OCCUPIED TRACT, SAID LOT 3, AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 71 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 50.84 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

SOUTH 79 DEGREES 12 MINUTES 50 SECONDS WEST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 39.89 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST CORNER OF SAID LOT 3. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, NORTH 45 DEGREES 30 MINUTES 30 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST LINE OF SAID 25.486 ACRE "TRACT A" TRACT, A DISTANCE OF 88.71 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 45,834 SQUARE FEET OR 1.052 ACRES OF LAND.

**APPENDIX A – ENGINEER’S REPORT**

[Remainder of page left intentionally blank.]

**ENGINEERING REPORT**

**STONEHAVEN  
PUBLIC IMPROVEMENTS DISTRICT  
IMPROVEMENT AREA NO. 3**

**CITY OF SEAGOVILLE, TX  
DALLAS COUNTY**

LJA Job No. NT680-0067  
May 13, 2025



Prepared By:  
LJA Engineering, Inc.  
6060 North Central Expressway, Suite 400  
Dallas, TX 75206  
469.621.0710  
TBPE F-1386



## 1. Introduction

### 1.1 Overview

Stonehaven is a single-family residential development consisting of approximately 246 total acres and is expected to produce approximately 809 single-family homes. The site is located south of the Lasater Road and Stark Road intersection in Seagoville, Texas. An exhibit showing the boundary of Stonehaven Public Improvements District, Improvement Area No. 3 is shown on Exhibit 1A and the overall Public Improvement District with all Improvement Areas are shown on Exhibit 1B.

Improvement Area No. 3 consists of 226 single-family homes and is delineated via the map in Exhibit 1A with the legal description in Exhibit 2A. This Engineer's Report includes information for the development improvements, associated preliminary costs, and additional exhibits to provide further context on the location and scope of the proposed Improvement Area No. 3 infrastructure. This report also includes the delineation of the overall Public Improvement District as shown on Exhibit 1B, 1C, & 2B.

## 2. Development Improvements

### 2.1 Location

The Public Improvements District (PID) is located approximately 2 miles south of US Interstate 20 and 1 mile north of Seagoville Road in the city of Seagoville. The PID is entirely located within the City of Seagoville. The PID is located within the City of Seagoville Water CCN and within the City of Seagoville Sewer CCN. A PID boundary map and legal description is presented in Exhibits 1A and 2A.

### 2.2 Proposed Improvements

#### a) General

Improvement Area No. 3 contains 226 single-family lots that are 50' in width within Stonehaven Phases 4 and 6. Lots with the anticipated pad locations are shown in Exhibit 3.

All PID facilities will be designed in accordance with the criteria established by City of Seagoville and TCEQ. Anticipated development costs for Improvement Area No. 3 are shown in Exhibits 4A & 4B.

#### b) Street Paving

All roadway facilities will be designed in accordance with the criteria established by the City of Seagoville. Roadway facilities will be constructed to provide access to each lot, necessary traffic circulation within the development, and access to existing perimeter roadways. The Improvement Area No. 3 infrastructure consists of

approximately 10,150 linear feet of onsite roadway. A residential paving infrastructure layout is shown in Exhibit 5A.

c) Water Distribution System

Stonehaven water will be supplied by facilities that are owned and operated by the City of Seagoville through offsite connections to existing water lines. The developer will construct all water distribution facilities to serve the development.

The Improvement Area No. 3 infrastructure proposed is approximately 7,700 linear feet of 8-inch residential waterline. Valves and flushing valves are provided at intervals as required by the City of Seagoville. A residential water infrastructure layout is shown in Exhibit 6A.

d) Sanitary Sewer System

The wastewater generated by the development will flow by gravity main through the internal sanitary sewer collection system and will be routed to an offsite sanitary sewer main constructed by the developer. These flows are conveyed to the North Texas Municipal Water District (NTMWD) Lower East Fork Lift Station and, ultimately, the South Mesquite Creek Wastewater Treatment Plant.

The Improvement Area No. 3 infrastructure proposed is approximately 9,500 linear feet of residential 8-inch gravity sewer line. The residential wastewater infrastructure layout is shown in Exhibit 7A.

e) Storm Sewer System

The storm water runoff within the PID will be collected by inlets along the concrete curb and gutter street system and routed through an underground storm drain system of reinforced concrete pipe. The Improvement Area No. 3 infrastructure proposed is approximately 3,000 linear feet of 18-inch to 36-inch residential reinforced concrete pipe storm drain. The residential storm infrastructure layout is shown in Exhibit 8A.

**APPENDIX**

**Exhibit 1A: Public Improvement District Map - Improvement Area No. 3**

**Exhibit 1B: Public Improvements District Map – Overall**

**Exhibit 1C: Public Improvements District Map - Limits**

**Exhibit 2A: Improvement Area No. 3 Boundary**

**Exhibit 2B: Overall Public Improvements District Boundary**

**Exhibit 3: Lot Classification Map**

**Exhibit 4A: Improvement Area No. 3 OPC Summary**

**Exhibit 4B: Improvement Area No. 3 OPC Details**

**Exhibit 5A: Residential Paving Improvements**

**Exhibit 5B: Master Paving Improvements**

**Exhibit 6A: Residential Water Improvements**

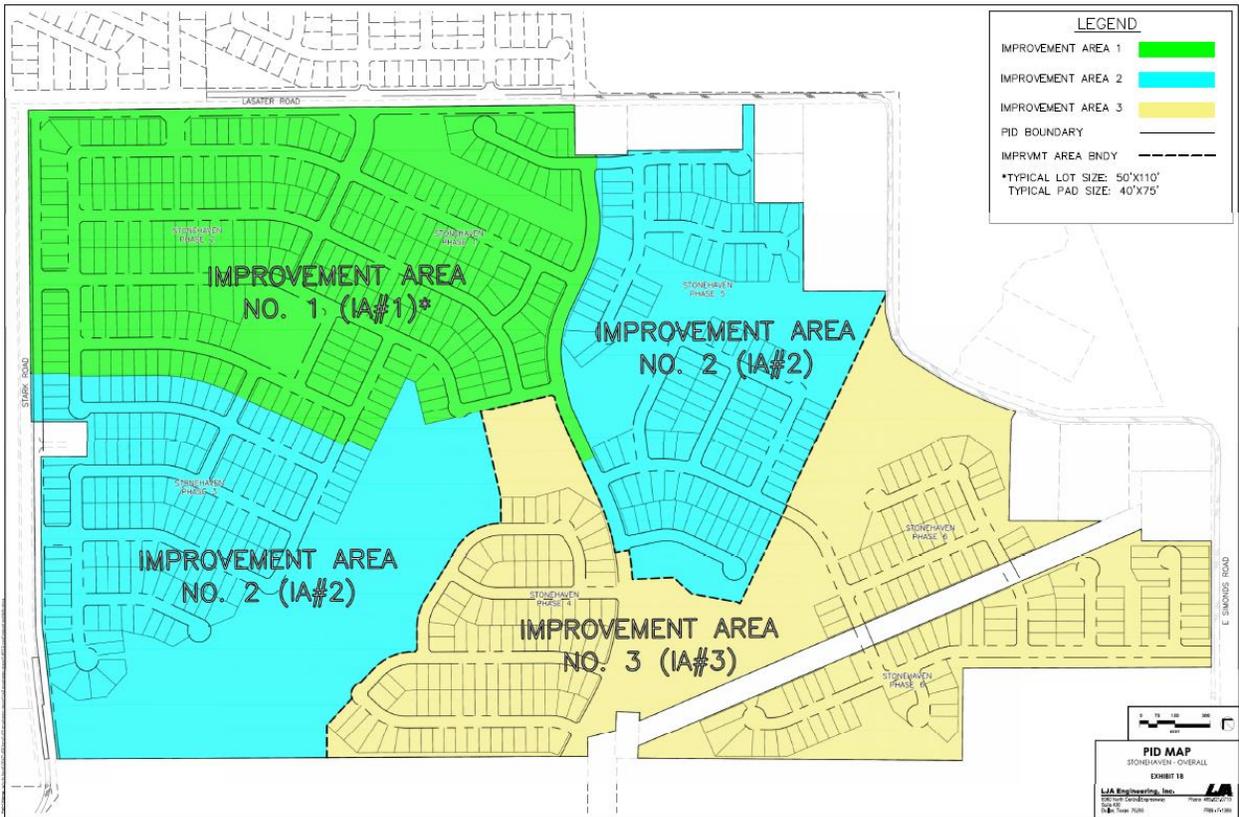
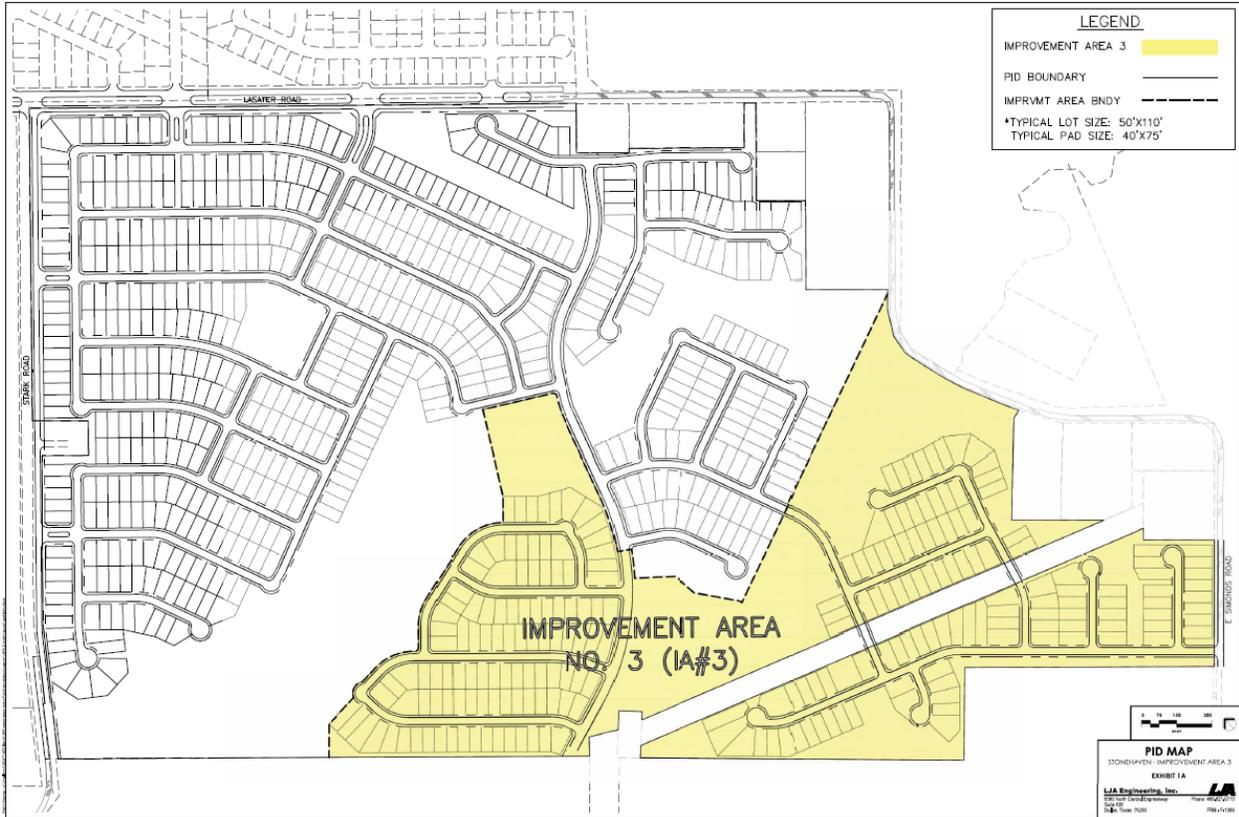
**Exhibit 6B: Master Water Improvements**

**Exhibit 7A: Residential Sewer Improvements**

**Exhibit 7B: Master Sewer Improvements**

**Exhibit 8A: Residential Storm Improvements**

**Exhibit 8B: Master Storm Improvements**





## EXHIBIT 2A - IMPROVEMENT AREA NO. 3 BOUNDARY

### LEGAL DESCRIPTION STONEHAVEN IA3 (PH4&6)

#### TRACT 1

BEING A 55.126 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AND BEING PART OF THE REMAINDER OF A 222.432 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100290709, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 55.126 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH CAPPED IRON ROD FOUND FOR A SOUTHERLY CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 145.58 ACRE TRACT OF LAND CONVEYED TO PLATTER INVESTMENT COMPANY, AS RECORDED IN VOLUME 72196, PAGE 1744, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT (NO RECORD DOCUMENT FOUND);

THENCE, NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 145.58 ACRE TRACT, A DISTANCE OF 1122.32 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 222.432 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 143.58 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 54 MINUTES 16 SECONDS EAST, A DISTANCE OF 158.46 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 100 DEGREES 58 MINUTES 07 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 19 MINUTES 27 SECONDS EAST, A DISTANCE OF 77.15 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.11 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 54 MINUTES 16 SECONDS EAST, A DISTANCE OF 82.78 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 32 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 68 DEGREES 52 MINUTES 28 SECONDS EAST, A DISTANCE OF 177.82 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 182.78 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 39 MINUTES 12 SECONDS EAST, A DISTANCE OF 11.28 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

NORTH 44 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 94.06 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 12 MINUTES 30 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS NORTH 60 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 125.10 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 126.76 FEET TO A POINT FOR CORNER;

NORTH 76 DEGREES 33 MINUTES 18 SECONDS EAST, A DISTANCE OF 260.53 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57 DEGREES 47 MINUTES 30 SECONDS, A RADIUS OF 225.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 74 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 217.93 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 227.45 FEET TO A POINT FOR CORNER;

NORTH 44 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 112.00 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 381.21 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE SOUTHWESTERLY LINE OF STONEHAVEN, PHASE 1, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 202400081827, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE SOUTHWESTERLY LINES OF SAID STONEHAVEN, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 312.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 31 DEGREES 31 MINUTES 01 SECONDS WEST, A DISTANCE OF 14.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 48 MINUTES 25 SECONDS, A RADIUS OF 480.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 25 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 98.74 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 98.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 42 MINUTES 36 SECONDS WEST, OVER AND ACROSS SAID 222.432 ACRE TRACT, A DISTANCE OF 356.38 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 00 MINUTES 34 SECONDS, A RADIUS OF 970.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 253.38 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 222.432 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 254.10 FEET TO A POINT FOR CORNER;

SOUTH 55 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 59 MINUTES 03 SECONDS, A RADIUS OF 1030.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 38 DEGREES 12 MINUTES 42 SECONDS WEST, A DISTANCE OF 125.48 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 125.56 FEET TO A POINT FOR CORNER;  
SOUTH 47 DEGREES 52 MINUTES 12 SECONDS EAST, A DISTANCE OF 177.10 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF 106.01 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 197.55 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 13.94 FEET TO A POINT FOR CORNER;

NORTH 69 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 466.65 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 01 MINUTES 22 SECONDS WEST, A DISTANCE OF 5.05 FEET TO A POINT FOR CORNER;

NORTH 69 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 998.55 FEET TO A POINT FOR CORNER. SAID POINT BEING ON A SOUTHEASTERLY LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST RIGHT-OF-WAY LINE OF E SIMONDS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG SAID COMMON LINES AND ALONG THE NORTHWEST LINE OF A 1.052 ACRE TRACT OF LAND, CONVEYED TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202300011416, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 538.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

THENCE, SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE COMMON LINES OF SAID 222.432 ACRE TRACT AND SAID 1.052 ACRE TRACT, A DISTANCE OF 88.71 FEET TO A POINT FOR CORNER. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG SAID COMMON LINES AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 54 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 39.89 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.84 FEET TO A POINT FOR CORNER. SAID POINT BEING ON THE NORTHEAST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID E SIMONDS ROAD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 25 MINUTES 51 SECONDS, A RADIUS OF 1366.30 FEET, AND A

LONG CHORD THAT BEARS SOUTH 18 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 224.64 FEET;

THENCE, ALONG SAID COMMON LINES, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 224.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN EAST CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON NORTH CORNER OF A 2.24 ACRE TRACT OF LAND CONVEYED TO LOWELL SHERMAN AND BARBARA SHERMAN, AS RECORDED IN VOLUME 99051, PAGE 4686, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE WEST LINE OF AFORESAID E SIMONDS ROAD;

THENCE, ALONG A SOUTHEASTERLY LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 2.24 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 74 DEGREES 45 MINUTES 40 SECONDS WEST, A DISTANCE OF 41.27 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF 433.93 FEET TO A PK NAIL FOUND FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 2.24 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG A NORTHEASTERLY LINE OF SAID 222.432 ACRE TRACT, THE COMMON SOUTHWEST LINE OF SAID 2.24 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF A 2.83 ACRE TRACT OF LAND CONVEYED TO CLYDE CARMAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 200900225070, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 398.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 222.432 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 68 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 222.432 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 4.527 ACRE TRACT, A DISTANCE OF 2163.03 FEET TO A 1/2 IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 222.432 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF A 0.46 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 222.432 ACRE TRACT AND SAID 0.46 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 35.76 FEET TO 1/2 INCH IRON ROD WITH CAP FOUND FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON EAST CORNER OF SAID 0.46 ACRE TRACT;

NORTH 43 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON NORTH CORNER OF SAID 0.46 ACRE TRACT;

SOUTH 46 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHERLY CORNER OF SAID 222.432 ACRE TRACT AND THE COMMON EAST CORNER OF AFORESAID TEXAS POWER AND LIGHT TRACT WITH NO RECORD DOCUMENT FOUND;

THENCE, ALONG THE COMMON LINES OF SAID 222.432 ACRE TRACT AND SAID TEXAS POWER AND LIGHT TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 59 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 125.04 FEET TO A POINT FOR CORNER;

SOUTH 43 DEGREES 19 MINUTES 07 SECONDS WEST, A DISTANCE OF 82.65 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 55.126 ACRES OF LAND.

## **TRACT 2**

BEING A 22.791 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AND BEING ALL OF A 22.791 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 202100290709, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 22.791 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTH CORNER OF A 2.07 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY AS RECORDED IN VOLUME 3844, PAGE 413, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E SIMONDS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 41 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON SAID NORTHWEST RIGHT-OF-WAY LINE OF E SIMONDS ROAD A DISTANCE OF 540.59 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 22.791 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 10.0 ACRE TRACT OF LAND CONVEYED TO O.D. OGLETREE AND BILLIE OGLETREE, AS RECORDED IN VOLUME 240, PAGE 856, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 22.791 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID 10.0 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A 3.33 ACRE TRACT OF LAND CONVEYED TO J.R. YARBROUGH, AS RECORDED IN VOLUME 92202, PAGE 1127, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1067.71 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON NORTH CORNER OF SAID 3.33 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 04 MINUTES 12 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 3.33 ACRE TRACT, A DISTANCE OF 399.93 FEET TO A 1/2 INCH IRON PIPE FOUND AN EXTERIOR ELL CORNER OF SAID 22.791 ACRE TRACT AND THE COMON WEST CORNER OF SAID 3.33 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 129.052 ACRE TRACT OF LAND CONVEYED TO CHARLOTTE LEE TAYLOR, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070095728, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 57 MINUTES 39 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 129.052 ACRE TRACT, A DISTANCE OF 1393.95 FEET TO A 1/2 IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTH CORNER OF A 0.46 ACRE TRACT OF LAND, CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID 0.46 ACRE TRACT, A DISTANCE OF 53.08 FEET TO A 1/2 IRON ROD WITH CAP FOUND FOR A NORTH CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON WEST CORNER OF A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 68 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 4.527 ACRE TRACT, A DISTANCE OF 2356.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 4.527 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF AFORESAID 2.07 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 22.791 ACRE TRACT AND SAID 2.07 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 22.791 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 2.07 ACRE TRACT;

SOUTH 45 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 300.20 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 22.791 ACRES OF LAND.

### TRACT 3

BEING A 1.052 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OCCUPIED BY DENNIS WOLFORD AND JANIS WOLFORD, (NO RECORD DOCUMENT FOUND). SAID 1.052 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID OCCUPIED TRACT AND A COMMON SOUTH CORNER OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON SOUTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, A DISTANCE OF 468.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EAST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON SOUTH CORNER OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN AND CLAUDETTE McFADDEN, AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.58 FEET;

THENCE, ALONG THE EASTERLY LINES OF SAID OCCUPIED TRACT AND THE COMMON WESTERLY RIGHT-OF-WAY LINES OF SAID E. SIMONDS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 116.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 09 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 160.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHEAST CORNER OF LOT 3 OF NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE COMMON LINES OF SAID OCCUPIED TRACT, SAID LOT 3, AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID OCCUPIED TRACT AND A COMMON SOUTH CORNER OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON SOUTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, A DISTANCE OF 468.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EAST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON SOUTH CORNER OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN AND CLAUDETTE McFADDEN, AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.58 FEET;

THENCE, ALONG THE EASTERLY LINES OF SAID OCCUPIED TRACT AND THE COMMON WESTERLY RIGHT-OF-WAY LINES OF SAID E. SIMONDS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 116.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 09 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 160.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHEAST CORNER OF LOT 3 OF NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE COMMON LINES OF SAID OCCUPIED TRACT, SAID LOT 3, AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 71 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 50.84 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

SOUTH 79 DEGREES 12 MINUTES 50 SECONDS WEST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 39.89 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST CORNER OF SAID LOT 3. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, NORTH 45 DEGREES 30 MINUTES 30 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST LINE OF SAID 25.486 ACRE "TRACT A" TRACT, A DISTANCE OF 88.71 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 45,834 SQUARE FEET OR 1.052 ACRES OF LAND.

## EXHIBIT 2B: OVERALL PUBLIC IMPROVEMENTS DISTRICT BOUNDARY

### LEGAL DESCRIPTION

#### TRACT 1

BEING A 222.432 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT ONE, BLOCK ONE OF WOLFORD ADDITION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201200121817, PLAT RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 33.33 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", ALL OF A 22.000 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", ALL OF A 13.75 ACRE TRACT OF LAND CONVEYED AS "TRACT 3", AND ALL OF AN 18.000 ACRE TRACT OF LAND CONVEYED AS "TRACT 4", TO RICHARD JONES AND GARY JONES, AS RECORDED IN COUNTY CLERK'S FILE NO. 201800011184, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A", TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALL OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF LOT 3 OF THE NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID 222.432 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR A SOUTH CORNER OF SAID LOT ONE, BLOCK ONE AND THE COMMON EAST CORNER OF A 145.58 ACRE TRACT OF LAND CONVEYED TO PLATTER INVESTMENT COMPANY, AS RECORDED IN VOLUME 72196, PAGE 1744, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, (NO RECORD DOCUMENT FOUND);

THENCE, NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT ONE, AND THE COMMON NORTHEAST LINE OF SAID 145.58 ACRE TRACT, A DISTANCE OF 2282.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID LOT ONE AND THE SOUTH CORNER OF A 1.33585 ACRE

RIGHT-OF-WAY DEDICATION FOR STARK ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100151442, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON SAID NORTHEAST LINE OF SAID 145.58 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS NORTH 45 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 14.89 FEET;

THENCE, ALONG THE NORTHWEST LINE OF SAID LOT ONE AND THE COMMON SOUTHEAST RIGHT-O-WAY LINE OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION FOR STARK ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 38 DEGREES 14 MINUTES 08 SECONDS EAST, A DISTANCE OF 589.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 51 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 17.33 FEET;

NORTH 44 DEGREES 16 MINUTES 49 SECONDS EAST, A DISTANCE OF 714.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF A 0.690 ACRE TOWER LEASE AND EXCLUSIVE ACCESS AND UTILITY EASEMENT, AS RECORDED IN COUNTY CLERK'S FILE NO. 201900115635, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID LOT ONE, BLOCK ONE, AND ALONG THE COMMON LINES OF SAID 0.690 ACRE EASEMENT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 0.690 ACRE EASEMENT;

NORTH 44 DEGREES 19 MINUTES 26 MINUTES, A DISTANCE OF 149.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 0.690 ACRE EASEMENT. SAID POINT BEING ON THE NORTHEAST LINE OF SAID LOT ONE AND THE COMMON SOUTHWEST LINE OF AFORESAID "TRACT 3";

THENCE, NORTH 45 DEGREES 25 MINUTES 42 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID LOT ONE, SAID 0.690 ACRE EASEMENT, AND THE COMMON SOUTHWEST LINE OF SAID "TRACT 3", PASSING AT A DISTANCE OF 17.46 FEET A 1/2" IRON ROD FOUND AND AT 182.54 FEET A 1/2" CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT ONE, THE NORTH CORNER OF SAID 0.690 ACRE EASEMENT, AND THE COMMON EAST CORNER OF AFORESAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID "TRACT 3" AND THE COMMON

NORTHEAST LINE OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION, IN ALL, A TOTAL DISTANCE OF 240.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID 1.33585 ACRE RIGHT-OF-WAY DEDICATION AND THE COMMON WEST CORNER OF SAID "TRACT 3". SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STARK ROAD, SAME BEING A 3.05 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS, AS RECORDED IN VOLUME 222, PAGE 826, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 01 MINUTE 58 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID "TRACT 3" AND AFORESAID "TRACT 4", AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID STARK ROAD, A DISTANCE OF 1339.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID "TRACT 4". SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 45 DEGREES 55 MINUTES 43 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID "TRACT 4", AFORESAID "TRACT 2", AND AFORESAID "TRACT 1", AND WITH SAID SOUTHEAST RIGHT-OF-WAY LINE OF LASATER ROAD, A DISTANCE OF 2348.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID "TRACT 1" AND THE COMMON NORTH CORNER OF A 1.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOT AND STELLA ELLIOT, AS RECORDED IN VOLUME 3270, PAGE 562, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 12 MINUTES 30 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID "TRACT 1" AND THE COMMON NORTHWEST LINE OF SAID 1.000 ACRE TRACT, PASSING AT A DISTANCE OF 198.89 FEET A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 213.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 1.000 ACRE TRACT AND THE COMMON NORTH CORNER OF AFORESAID 41.267 ACRE "TRACT A" TRACT;

THENCE, ALONG THE NORTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 225.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 1.000 ACRE TRACT;

NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 18.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF A 2.000 ACRE TRACT OF LAND CONVEYED TO L.V. ELLIOTT

AND STELLA ELLIOT, AS RECORDED IN VOLUME 3294, PAGE 563, DEED RECORDS, DALLAS COUNTY, TEXAS;

SOUTH 45 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 495.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID 2.000 ACRE TRACT;

NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 191.93 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID 2.000 ACRE TRACT. SAID POINT BEING ON THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF LASATER ROAD, A DISTANCE OF 49.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A 1.01 ACRE TRACT OF LAND CONVEYED TO LARRY DOUGLAS WALKER, AS RECORDED IN COUNTY CLERK'S FILE NO. 201900029745, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE EASTERLY LINE OF SAID 41.267 ACRE "TRACT A" TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID 1.01 ACRE TRACT AND A 1.012 ACRE TRACT OF LAND CONVEYED TO LARRY DOUGLAS WALKER, AS RECORDED IN COUNTY CLERK'S FILE NO. 201000089821, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 419.22 FEET TO A 3/4" IRON ROD FOUND FOR THE WEST CORNER OF SAID 1.012 ACRE TRACT;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 1.012 ACRE TRACT, A DISTANCE OF 211.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 1.012 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN ANN CLAUDETTE McFADDEN, AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS;

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG SAID NORTHWEST LINE OF SAID 6.679 ACRE TRACT, A DISTANCE OF 379.57 FEET TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID 6.679 ACRE TRACT;

SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 6.679 ACRE TRACT, A DISTANCE OF 349.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 6.679 ACRE TRACT. SAID POINT BEING ON THE

NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

SOUTH 44 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, PASSING AT A DISTANCE OF 89.58 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A TRACT OF LAND OCCUPIED BY SAID DENNIS WOLFORD AND JANIS WOLFORD, ( NO DEED RECORD FOUND), AND CONTINUING IN ALL, A TOTAL DISTANCE OF 558.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON WEST CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, SOUTH 45 DEGREES 30 MINUTES 30 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 25.486 ACRE "TRACT A" TRACT, AND THE COMMON SOUTHWEST LINE OF SAID OCCUPIED TRACT, A DISTANCE OF 88.71 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID OCCUPIED TRACT, AND THE COMMON NORTHWEST CORNER OF AFORESAID LOT 3 OF THE NABORS SUBDIVISION SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE NORTH LINE OF SAID LOT 3, THE COMMON SOUTH LINE OF SAID OCCUPIED TRACT AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 54 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 39.89 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.84 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 3 AND THE COMMON SOUTHEAST CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID E. SIMONDS ROAD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 25 MINUTES 51 SECONDS, A RADIUS OF 1366.30 FEET, AND A LONG CHORD THAT BEARS SOUTH 18 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 224.64 FEET;

THENCE, THE EAST LINE OF SAID LOT 3 AND SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 224.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID LOT 3 AND A COMMON NORTH CORNER OF A 2.24 ACRE TRACT OF LAND CONVEYED TO LOWELL SHERMAN AND BARBARA SHERMAN, AS RECORDED IN VOLUME 99051, PAGE 4686, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 74 DEGREES 45 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE COMMON NORTH LINE OF SAID 2.24 ACRE TRACT, A DISTANCE OF 41.27 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, A COMMON ANGLE POINT IN SAID 2.24 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, ALONG THE EASTERLY LINES OF SAID 25.486 ACRE "TRACT A" TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 49 MINUTES 06 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID 2.24 ACRE TRACT, A DISTANCE OF 433.93 FEET TO A PK NAIL FOUND FOR THE WEST CORNER OF SAID 2.24 ACRE TRACT;

SOUTH 45 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 2.24 ACRE TRACT AND A 2.83 ACRE TRACT OF LAND CONVEYED TO CLYDE CARMAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 200900225070, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 398.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 25.486 ACRE "TRACT A" TRACT, AND AN ANGLE POINT IN SAID SOUTHWEST LINE OF SAID 2.83 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 68 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 25.486 ACRE "TRACT A" TRACT AND THE COMMON NORTHEAST LINE OF SAID 4.527 ACRE TRACT PASSING AT A DISTANCE OF 1787.41 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 25.486 ACRE "TRACT A" TRACT, THE COMMON NORTHWEST CORNER OF SAID

4.527 ACRE TRACT, A SOUTH CORNER OF AFORESAID 41.267 ACRE "TRACT A" TRACT, AND THE COMMON NORTHEAST CORNER OF A 0.886 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. 171439, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTHEAST LINE OF SAID 0.886 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 2163.03 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR A SOUTHWEST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTHWEST CORNER OF SAID 0.886 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF A 0.46 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 41.267 ACRE "TRACT A" TRACT AND SAID 0.46 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 35.76 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR AN INTERIOR ELL CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON EAST CORNER OF SAID 0.46 ACRE TRACT;

NORTH 43 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WESTERN MOST SOUTHWEST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON NORTH CORNER OF SAID 0.46 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF AFORESAID LOT ONE, BLOCK ONE;

THENCE, ALONG THE SOUTHERLY LINES OF SAID LOT ONE, BLOCK ONE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 56 MINUTES 45 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT ONE AND THE COMMON NORTHWEST LINE OF SAID 0.46 ACRE TRACT, PASSING AT A DISTANCE OF 7.90 FEET A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 82.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF AFORESAID TEXAS POWER & LIGHT COMPANY TRACT, (NO RECORD DOCUMENT FOUND);

NORTH 59 DEGREES 54 MINUTES 53 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID TEXAS POWER & LIGHT COMPANY TRACT, A DISTANCE OF 125.04 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF SAID TEXAS POWER & LIGHT COMPANY TRACT;

SOUTH 43 DEGREES 19 MINUTES 07 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID TEXAS POWER & LIGHT COMPANY TRACT, A

DISTANCE OF 82.65 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 9,689,152 SQUARE FEET OR 222.432 ACRES OF LAND.

TRACT 2

BEING A 22.791 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A 1.098 ACRE TRACT OF LAND CONVEYED AS "TRACT B" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND ALL OF A 21.916 ACRE TRACT OF LAND CONVEYED AS "TRACT B" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID 22.791 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND FOR THE WEST CORNER OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON SOUTH CORNER OF A 0.46 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN VOLUME 5632, PAGE 601, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 129.052 ACRE TRACT OF LAND CONVEYED TO CHARLOTTE LEE TAYLOR, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070095728, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 46 DEGREES 56 MINUTES 45 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON SOUTHEAST LINE OF SAID 0.46 ACRE TRACT, A DISTANCE OF 53.08 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF SAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON WEST CORNER OF A 0.886 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. 171439, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 68 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 1.098 ACRE "TRACT B" TRACT AND AFORESAID 21.916 ACRE "TRACT B" TRACT, AND THE COMMON SOUTHWEST LINE OF SAID 0.886 ACRE TRACT AND A 4.527 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 5642, PAGE 230, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 2356.14 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 21.916 ACRE

"TRACT B" TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 4.527 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST LINE OF A 2.07 ACRE TRACT OF LAND CONVEYED TO TEXAS POWER & LIGHT COMPANY, AS RECORDED VOLUME 3844, PAGE 413, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 21.916 ACRE "TRACT B" TRACT AND SAID 2.07 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 21.916 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 2.07 ACRE TRACT;

SOUTH 45 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 300.20 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON SOUTH CORNER OF SAID 2.07 ACRE TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 44 DEGREES 41 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 540.59 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID 21.916 ACRE "TRACT B" TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF THE REMAINDER OF A 10.0 ACRE TRACT OF LAND CONVEYED TO O.D. OGLETREE AND WIFE, BILLIE OGLETREE, AS RECORDED IN VOLUME 240, PAGE 856, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 45 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTHEAST LINE OF SAID REMAINDER 10.0 ACRE TRACT AND A 3.33 ACRE TRACT OF LAND CONVEYED TO J.R. YARBROUGH, AS RECORDED IN VOLUME 92202, PAGE 1127, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 1067.71 FEET TO A 1/2" IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTH CORNER OF SAID 3.33 ACRE TRACT;

THENCE, SOUTH 45 DEGREES 04 MINUTES 12 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON NORTHWEST LINE OF SAID 3.33 ACRE TRACT, A DISTANCE OF 399.93 FEET TO A 1/2" IRON PIPE FOUND FOR AN EXTERIOR ELL CORNER OF SAID 21.916 ACRE "TRACT B" TRACT AND THE COMMON WEST CORNER OF SAID 3.33 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 129.052 ACRE TRACT;

THENCE, NORTH 44 DEGREES 57 MINUTES 39 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 21.916 ACRE "TRACT B" TRACT AND AFORESAID 1.098 ACRE "TRACT B" TRACT AND THE COMMON NORTHEAST LINE OF SAID 129.052 ACRE TRACT, A DISTANCE OF 1393.95 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 992,774 SQUARE FEET OR 22.791 ACRES OF LAND.

### TRACT 3

BEING A 1.052 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OCCUPIED BY DENNIS WOLFORD AND JANIS WOLFORD, (NO RECORD DOCUMENT FOUND). SAID 1.052 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID OCCUPIED TRACT AND A COMMON SOUTH CORNER OF A 41.267 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100149454, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING ON THE NORTHEAST LINE OF A 25.486 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO DENNIS WOLFORD AND JANIS WOLFORD, AS RECORDED IN COUNTY CLERK'S FILE NO. 201100150319, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON SOUTHEAST LINE OF SAID 41.267 ACRE "TRACT A" TRACT, A DISTANCE OF 468.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF SAID OCCUPIED TRACT. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF E. SIMONDS ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EAST CORNER OF SAID 41.267 ACRE "TRACT A" TRACT AND THE COMMON SOUTH CORNER OF A 6.679 ACRE TRACT OF LAND CONVEYED TO JERRY McFADDEN AND CLAUDETTE McFADDEN, AS RECORDED IN VOLUME 86229, PAGE 4069, DEED RECORDS, DALLAS COUNTY, TEXAS, BEARS NORTH 44 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.58 FEET;

THENCE, ALONG THE EASTERLY LINES OF SAID OCCUPIED TRACT AND THE COMMON WESTERLY RIGHT-OF-WAY LINES OF SAID E. SIMONDS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 31 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 116.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 09 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 12 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 160.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHEAST CORNER OF LOT 3 OF NABORS SUBDIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, AS RECORDED IN COUNTY CLERK'S FILE NO. 199300515011, PLAT RECORDS, DALLAS COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE COMMON LINES OF SAID OCCUPIED TRACT, SAID LOT 3, AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

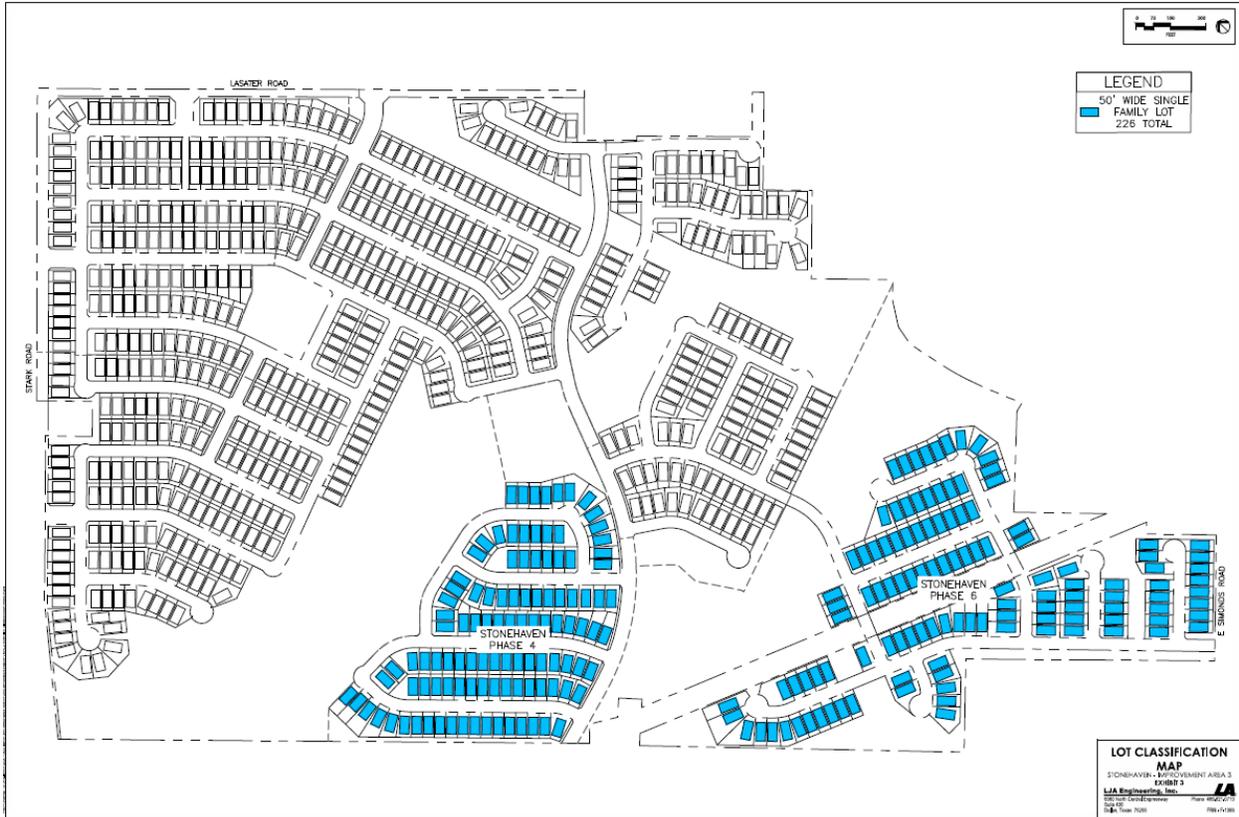
SOUTH 71 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 50.84 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 61.26 FEET TO A POINT FOR CORNER;

SOUTH 79 DEGREES 12 MINUTES 50 SECONDS WEST, A DISTANCE OF 85.02 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 39.89 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST CORNER OF SAID LOT 3. SAID POINT BEING ON THE NORTHEAST LINE OF AFORESAID 25.486 ACRE "TRACT A" TRACT;

THENCE, NORTH 45 DEGREES 30 MINUTES 30 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID OCCUPIED TRACT AND THE COMMON NORTHWEST LINE OF SAID 25.486 ACRE "TRACT A" TRACT, A DISTANCE OF 88.71 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 45,834 SQUARE FEET OR 1.052 ACRES OF LAND.



**EXHIBIT 4A : IMPROVEMENT AREA NO. 3 OPC SUMMARY**

**STONEHAVEN PID: IMPROVEMENT AREA #3**

**IA #3 Internals**

**IA #3 Private**

<b>SUMMARY</b>			
A. EXCAVATION	\$	178,412.50	\$ 1,467,499.50
B. SANITARY SEWER SYSTEM	\$	1,654,208.81	\$ 8,405.00
C. STORM SEWER SYSTEM	\$	669,223.57	\$ 1,898,547.10
D. WATER DISTRIBUTION SYSTEM	\$	971,602.42	\$ 68,484.85
E. STREET PAVING	\$	2,764,170.73	\$ 562,193.85
F. RETAINING WALLS	\$	-	\$ 1,940,144.00
G. MISCELLANEOUS ITEMS	\$	-	\$ 115,590.00
H. LANDSCAPING	\$	-	\$ 490,700.00
<i>SUB-TOTAL:</i>		\$6,237,618.03	\$6,551,564.30
<i>OVERALL CONTINGENCIES:</i>		\$624,000.00	\$655,500.00
<b>TOTAL CONSTRUCTION COSTS:</b>		<b>\$6,861,618.03</b>	<b>\$7,207,064.30</b>
<i>COST / LOT:</i>		\$24,600	\$25,900
<i>COST / LF OF STREET:</i>		\$1,200	\$1,250
<i>COST / DEVELOPABLE ACRE:</i>		\$113,800	\$119,600
<i>COST / GROSS ACRE:</i>		\$147,900	\$155,400

## EXHIBIT 4B : IMPROVEMENT AREA NO. 3 OPC DETAILS

### STONEHAVEN PID: IMPROVEMENT AREA #3

IA #3 Internals

IA #3 Private

#### A. EXCAVATION

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
UNCLASSIFIED EXCAVATION	CY	\$ 3.50	50,975.	\$ 178,412.50
<b>TOTAL EXCAVATION</b>				<b>\$ 178,412.50</b>
<i>COST / LOT:</i>				<i>\$700</i>

#### B. SANITARY SEWER SYSTEM

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
<b>ONSITE SEWER</b>				
8" SDR-26 PVC PIPE	LF	\$ 92.50	9,460.	\$ 875,050.00
4" SERVICE LINES	EA	\$ 1,190.93	226.	\$ 269,150.18
4' DIAMETER MANHOLE	EA	\$ 7,529.63	36.	\$ 271,066.68
5' DIAMETER DROP MANHOLE	EA	\$ 22,178.00	4.	\$ 88,712.00
ADJUST 5.0' MANHOLE RIM +5.0'	EA	\$ 2,802.00	1.	\$ 2,802.00
ADJUST 5.0' MANHOLE RIM +7.8'	EA	\$ 3,402.00	1.	\$ 3,402.00
CONNECT TO EXISTING LINE	EA	\$ 6,000.00	5.	\$ 30,000.00
CSS BACKFILL	LF	\$ 60.00	240.	\$ 14,400.00
2000 PSI CONCRETE ENCASEMENT	LF	\$ 60.00	60.	\$ 3,600.00
8" 150 PSI ENCASING PIPE	LF	\$ 104.73	20.	\$ 2,094.60
MANHOLE VACUUM TESTING	EA	\$ 120.00	40.	\$ 4,800.00
TRENCH SAFETY	LF	\$ 0.25	9,460.	\$ 2,365.00
TESTING (SEWER, PH4 EXCLUDING GEOTECH)	LS	\$ 4,852.35	1.	\$ 4,852.35
TESTING (SEWER, PH6 EXCLUDING GEOTECH)	LS	\$ 11,340.00	1.	\$ 11,340.00
MAINTENANCE BOND (PHASE 4)	LS	\$ 3,284.00	1.	\$ 3,284.00
PAYMENT AND PERFORMANCE BOND (PHASE 4)	LS	\$ 19,370.00	1.	\$ 19,370.00
MAINTENANCE BOND (PHASE 6)	LS	\$ 7,817.00	1.	\$ 7,817.00
PAYMENT AND PERFORMANCE BOND (PHASE 6)	LS	\$ 40,103.00	1.	\$ 40,103.00
<b>SUB-TOTAL</b>				<b>\$ 1,654,208.81</b>
<b>TOTAL SANITARY SEWER SYSTEM</b>				<b>\$ 1,654,208.81</b>
<i>COST / LOT:</i>				<i>\$6,000</i>

### STONEHAVEN PID: IMPROVEMENT AREA #3

IA #3 Internals

IA #3 Private

#### C. STORM SEWER SYSTEM

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
18" RCP	LF	\$ 99.42	854.	\$ 84,904.68
21" RCP	LF	\$ 103.64	558.	\$ 57,831.12
24" RCP	LF	\$ 114.08	1,002.	\$ 114,308.16
27" RCP	LF	\$ 127.87	139.	\$ 17,773.93
30" RCP	LF	\$ 134.96	116.	\$ 15,655.36
36" RCP	LF	\$ 163.66	277.	\$ 45,333.82
10" INLET	EA	\$ 7,400.00	10.	\$ 74,000.00
10" INLET (EXTRA DEPTH)	EA	\$ 12,400.00	1.	\$ 12,400.00
15" INLET	EA	\$ 9,700.00	8.	\$ 77,600.00
20" INLET	EA	\$ 10,800.00	4.	\$ 43,200.00
5' x 5' "Y" INLET	EA	\$ 7,500.00	1.	\$ 7,500.00
4' STORM SEWER MANHOLE	EA	\$ 6,800.00	9.	\$ 61,200.00
CONNECT TO EXISTING STORM LINE	EA	\$ 500.00	1.	\$ 500.00
27" HEADWALL	EA	\$ 6,800.00	1.	\$ 6,800.00
30" HEADWALL	EA	\$ 6,900.00	1.	\$ 6,900.00
36" HEADWALL	EA	\$ 7,100.00	2.	\$ 14,200.00
6" CONCRETE FLUME WITH CURB	SY	\$ 1,892.00	15.	\$ 28,380.00
TRENCH SAFETY	LF	\$ 0.25	2,946.	\$ 736.50
<b>TOTAL STORM SEWER SYSTEM</b>				<b>\$ 669,223.57</b>
<i>COST / LOT:</i>				<i>\$2,400</i>

**STONEHAVEN PID: IMPROVEMENT AREA #3**

**IA #3 Internals**

**IA #3 Private**

**D. WATER DISTRIBUTION SYSTEM**

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
<b>ONSITE</b>				
8" PVC WATERLINE	LF	\$ 59.40	7,634.	\$ 453,459.60
8" GATE VALVE & BOX	EA	\$ 2,648.33	25.	\$ 66,208.25
12" GATE VALVE & BOX OVER EXISTING LINE	EA	\$ 6,470.95	5.	\$ 32,354.75
CONNECT TO EXISTING WATER LINE	EA	\$ 500.00	8.	\$ 4,000.00
FIRE HYDRANT ASSEMBLY	EA	\$ 6,572.51	24.	\$ 157,740.24
FIRE HYDRANT ASSEMBLY ON EXISTING LINE	EA	\$ 10,672.51	1.	\$ 10,672.51
ADJUST EXISTING VALVES & FIRE HYDRANTS	LS	\$ 1,000.00	1.	\$ 1,000.00
1" SINGLE WATER SERVICE	EA	\$ 883.98	214.	\$ 189,171.72
1" SINGLE WATER SERVICE ON EXISTING LINE	EA	\$ 1,419.98	12.	\$ 17,039.76
1" IRRIGATION SERVICE	EA	\$ 914.51	1.	\$ 914.51
1.5" IRRIGATION SERVICE	EA	\$ 2,203.16	2.	\$ 4,406.32
1.5" IRRIGATION SERVICE ON EXISTING LINE	EA	\$ 3,853.16	1.	\$ 3,853.16
IRRIGATION CONDUIT AND SLEEVES	LF	\$ 12.60	802.	\$ 10,105.20
ABANDON EXISTING 2" AIR RELEASE VALVE	EA	\$ 1,500.00	1.	\$ 1,500.00
ADJUST/RELOCATE BLOWOFF VALVE	EA	\$ 1,000.00	2.	\$ 2,000.00
TRENCH SAFETY - WATER	LF	\$ 0.25	7,634.	\$ 1,908.50
TESTING (WATER, PH 4 EXCLUDING GEOTECH)	LS	\$ 8,142.00	1.	\$ 8,142.00
TESTING (WATER, PH 6 EXCLUDING GEOTECH)	LS	\$ 7,125.90	1.	\$ 7,125.90
<b>SUB-TOTAL</b>				<b>\$ 971,602.42</b>
<b>TOTAL WATER DISTRIBUTION SYSTEM</b>				<b>\$ 971,602.42</b>
<b>COST / LOT:</b>				<b>\$3,500</b>

**STONEHAVEN PID: IMPROVEMENT AREA #3**

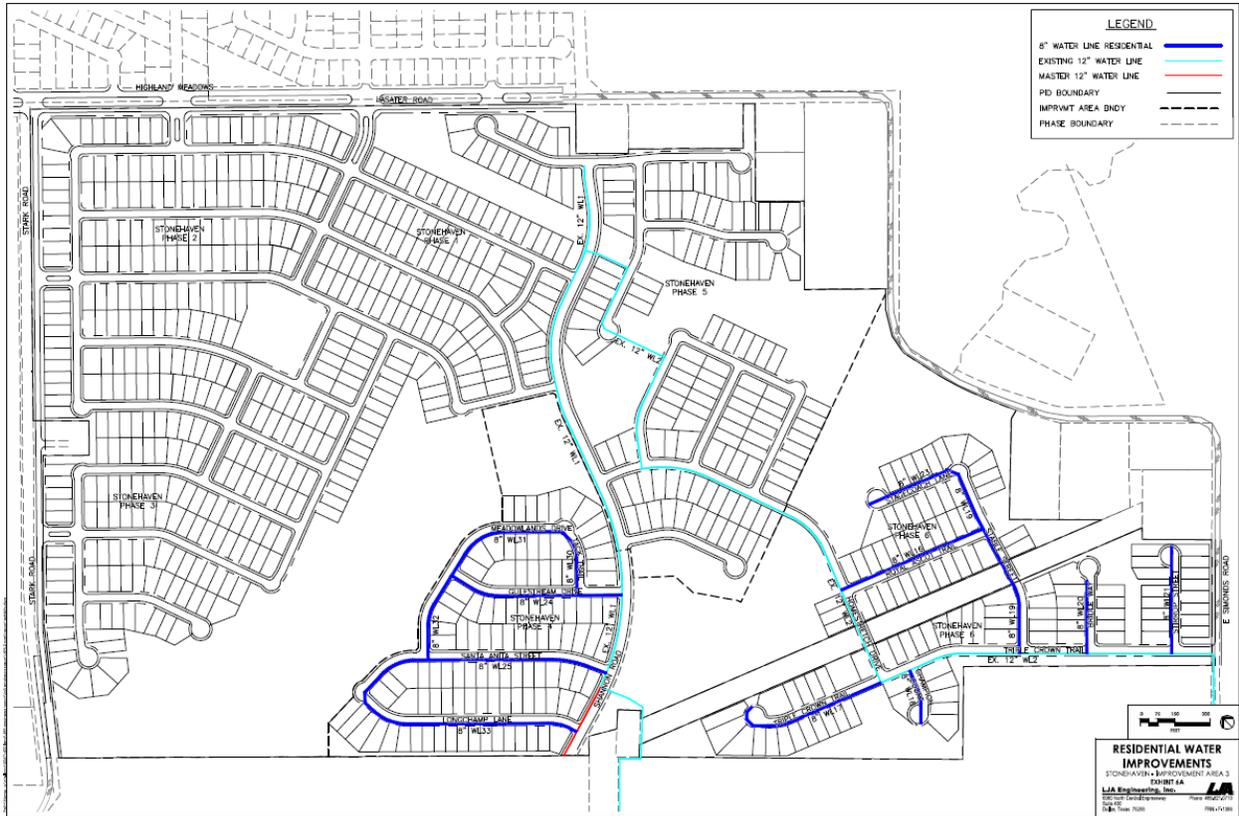
**IA #3 Internals**

**IA #3 Private**

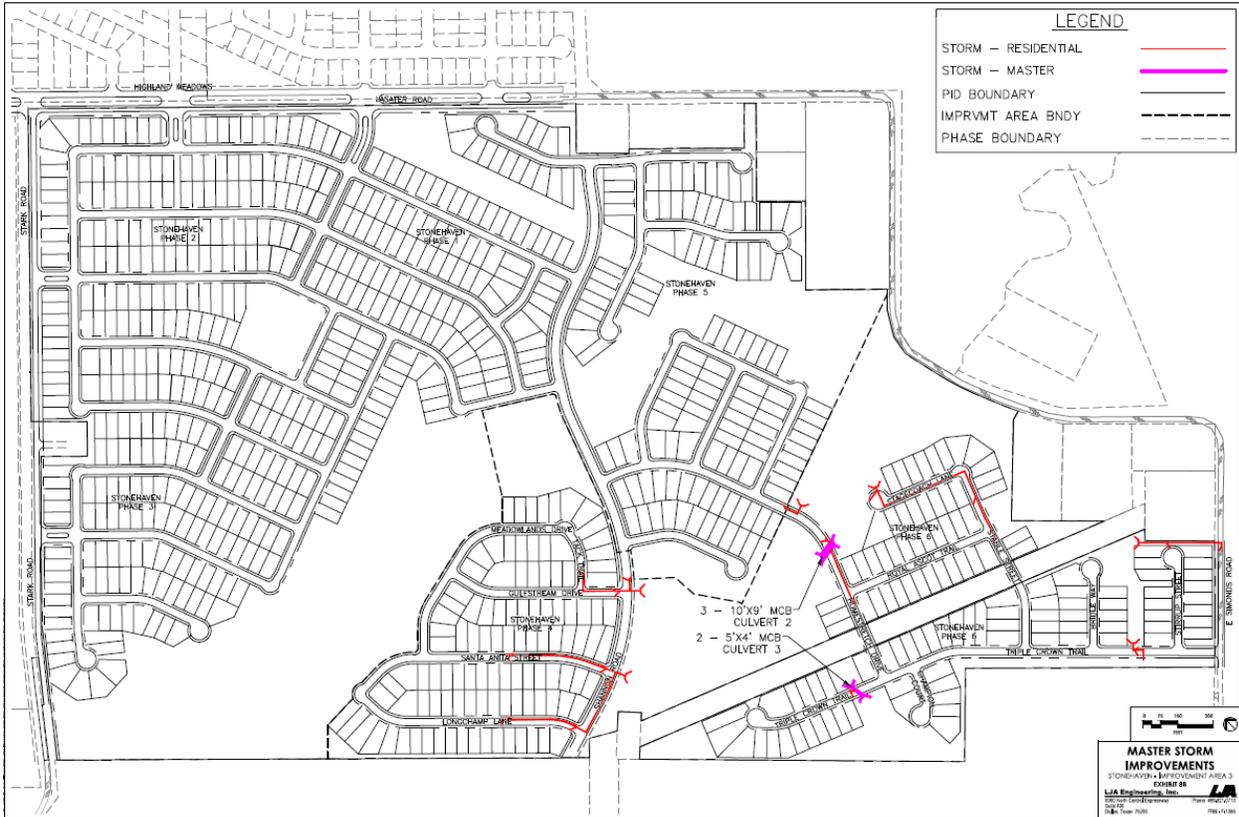
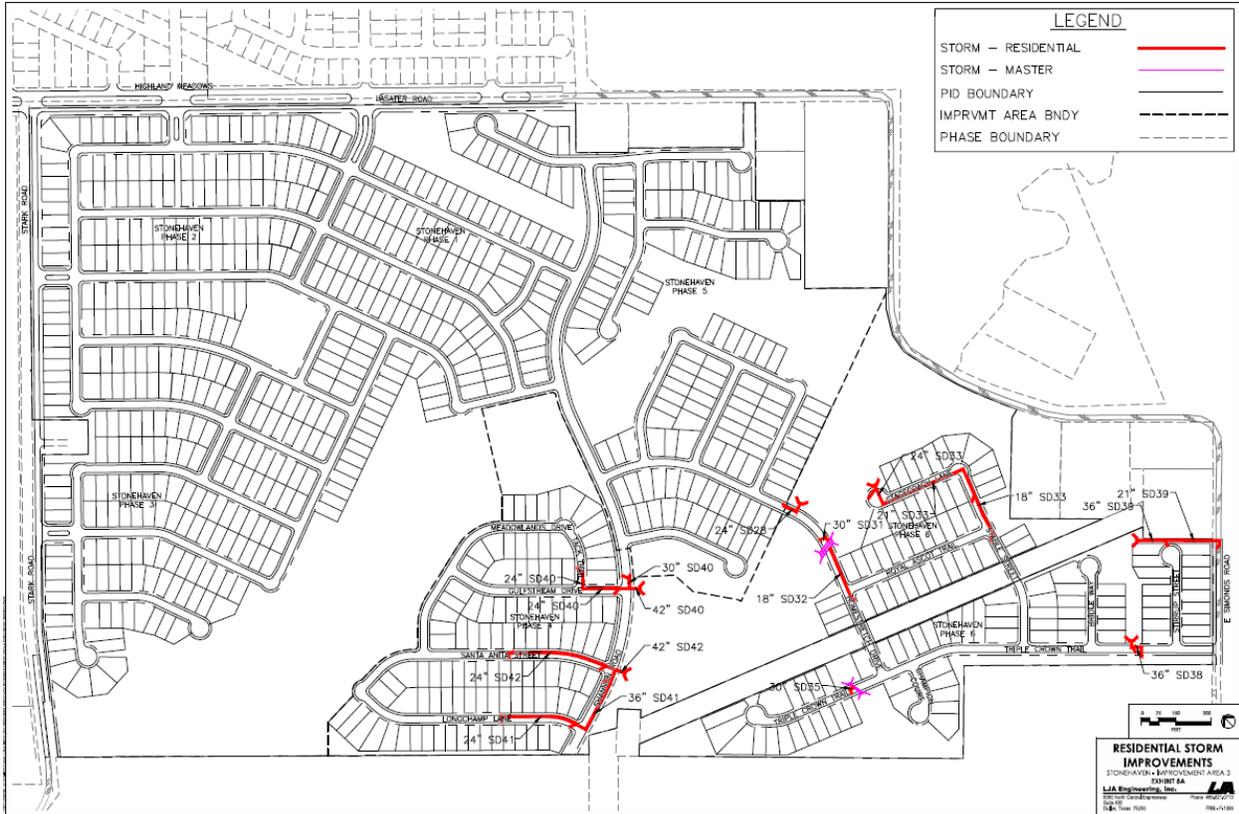
**E. STREET PAVING**

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
<b>ONSITE</b>				
6" REINF. CONCRETE STREET PAVEMENT	SY	\$ 55.64	36,536.	\$ 2,032,863.04
6" SUBGRADE PREPARATION	SY	\$ 4.26	38,752.	\$ 165,083.52
HYDRATED LIME	TON	\$ 343.29	697.	\$ 239,273.13
4' CONCRETE SIDEWALK	SF	\$ 8.18	18,516.	\$ 151,460.88
BARRIER FREE RAMPS	EA	\$ 2,829.74	22.	\$ 62,254.28
STOP SIGN	EA	\$ 945.95	14.	\$ 13,243.30
NAME BLADE PAIRS	EA	\$ 97.27	17.	\$ 1,653.59
5.0' SIDEWALK PLATE	EA	\$ 2,860.76	1.	\$ 2,860.76
6.0' SIDEWALK PLATE	EA	\$ 2,860.76	1.	\$ 2,860.76
REMOVE BARRICADE & CONNECT TO EXISTING	EA	\$ 730.25	1.	\$ 730.25
TXDOT PR11 HANDRAIL	LF	\$ 223.14	236.	\$ 52,661.04
MAINTENANCE BOND (PAVING, PHASE 4)	LS	\$ 3,432.87	1.	\$ 3,432.87
MAINTENANCE BOND (PAVING, PHASE 6)	LS	\$ 4,577.21	1.	\$ 4,577.21
PAYMENT & PERFORMANCE BOND (PAVING, PH4)	LS	\$ 13,721.62	1.	\$ 13,721.62
PAYMENT & PERFORMANCE BOND (PAVING, PH6)	LS	\$ 17,494.48	1.	\$ 17,494.48
<b>SUB-TOTAL</b>				<b>\$ 2,764,170.73</b>
<b>TOTAL STREET PAVING</b>				<b>\$ 2,764,170.73</b>
<b>COST / LOT:</b>				<b>\$10,000</b>









## APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

### Improvement Area #1

- Lot Type 1

### Improvement Area #2

- Improvement Area #2 Initial Parcel
- Lot Type 2

### Improvement Area #3

- Improvement Area #3 Initial Parcel
- Lot Type 3

[Remainder of page left intentionally blank.]

**STONEHAVEN PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -  
IMPROVEMENT AREA #1 - LOT TYPE 1**

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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$20,638.16**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Stonehaven Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>2</sup>

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

[The undersigned 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>4</sup>

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1**

<b>Annual Installment Due 1/31</b>	<b>Principal</b>	<b>Interest<sup>[a]</sup></b>	<b>Additional Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment<sup>[b]</sup></b>
2026	\$ 371.71	\$ 1,155.51	\$ 103.19	\$ 205.47	\$ 1,835.88
2027	\$ 384.87	\$ 1,139.71	\$ 101.33	\$ 209.58	\$ 1,835.49
2028	\$ 398.03	\$ 1,123.36	\$ 99.41	\$ 213.77	\$ 1,834.56
2029	\$ 414.47	\$ 1,106.44	\$ 97.42	\$ 218.05	\$ 1,836.38
2030	\$ 427.63	\$ 1,088.82	\$ 95.35	\$ 222.41	\$ 1,834.21
2031	\$ 444.08	\$ 1,070.65	\$ 93.21	\$ 226.86	\$ 1,834.79
2032	\$ 463.82	\$ 1,049.56	\$ 90.99	\$ 231.39	\$ 1,835.75
2033	\$ 483.55	\$ 1,027.52	\$ 88.67	\$ 236.02	\$ 1,835.77
2034	\$ 503.29	\$ 1,004.56	\$ 86.25	\$ 240.74	\$ 1,834.84
2035	\$ 526.32	\$ 980.65	\$ 83.73	\$ 245.56	\$ 1,836.25
2036	\$ 549.34	\$ 955.65	\$ 81.10	\$ 250.47	\$ 1,836.56
2037	\$ 578.95	\$ 924.06	\$ 78.36	\$ 255.48	\$ 1,836.84
2038	\$ 608.55	\$ 890.77	\$ 75.46	\$ 260.59	\$ 1,835.37
2039	\$ 641.45	\$ 855.78	\$ 72.42	\$ 265.80	\$ 1,835.44
2040	\$ 674.34	\$ 818.90	\$ 69.21	\$ 271.11	\$ 1,833.56
2041	\$ 713.82	\$ 780.12	\$ 65.84	\$ 276.54	\$ 1,836.31
2042	\$ 753.29	\$ 739.08	\$ 62.27	\$ 282.07	\$ 1,836.70
2043	\$ 792.76	\$ 695.76	\$ 58.50	\$ 287.71	\$ 1,834.74
2044	\$ 835.53	\$ 650.18	\$ 54.54	\$ 293.46	\$ 1,833.71
2045	\$ 881.58	\$ 602.14	\$ 50.36	\$ 299.33	\$ 1,833.41
2046	\$ 930.92	\$ 551.45	\$ 45.95	\$ 305.32	\$ 1,833.64
2047	\$ 986.84	\$ 495.59	\$ 41.30	\$ 311.42	\$ 1,835.16
2048	\$ 1,046.05	\$ 436.38	\$ 36.37	\$ 317.65	\$ 1,836.45
2049	\$ 1,105.26	\$ 373.62	\$ 31.13	\$ 324.01	\$ 1,834.02
2050	\$ 1,171.05	\$ 307.30	\$ 25.61	\$ 330.49	\$ 1,834.45
2051	\$ 1,240.13	\$ 237.04	\$ 19.75	\$ 337.10	\$ 1,834.02
2052	\$ 1,315.79	\$ 162.63	\$ 13.55	\$ 343.84	\$ 1,835.81
2053	\$ 1,394.74	\$ 83.68	\$ 6.97	\$ 350.71	\$ 1,836.11
<b>Total</b>	<b>\$ 20,638.16</b>	<b>\$ 21,306.92</b>	<b>\$ 1,828.24</b>	<b>\$ 7,612.92</b>	<b>\$ 51,386.24</b>

**Footnotes:**

[a] Interest on the Improvement Area #1-2 Bonds is calculated at a 4.25%, 4.75%, 5.75%, and 6.00% rate for term bonds maturing 2030, 2035, 2045, and 2054 respectively.

[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.

**STONEHAVEN PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -  
IMPROVEMENT AREA #2 INITIAL PARCEL**

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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #2 INITIAL PARCEL PRINCIPAL ASSESSMENT:  
\$5,647,000.00**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Stonehaven Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>2</sup>

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

[The undersigned 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 INITIAL PARCEL

Annual Installment Due 1/31 <sup>[a]</sup>	Principal	Interest <sup>[b]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[c]</sup>
2026	\$ 92,000.00	\$ 317,955.00	\$ 28,235.00	\$ 43,700.23	\$ 481,890.23
2027	\$ 96,000.00	\$ 314,045.00	\$ 27,775.00	\$ 44,574.23	\$ 482,394.23
2028	\$ 100,000.00	\$ 309,965.00	\$ 27,295.00	\$ 45,465.72	\$ 482,725.72
2029	\$ 104,000.00	\$ 305,715.00	\$ 26,795.00	\$ 46,375.03	\$ 482,885.03
2030	\$ 108,000.00	\$ 301,295.00	\$ 26,275.00	\$ 47,302.53	\$ 482,872.53
2031	\$ 112,000.00	\$ 296,705.00	\$ 25,735.00	\$ 48,248.59	\$ 482,688.59
2032	\$ 117,000.00	\$ 291,385.00	\$ 25,175.00	\$ 49,213.56	\$ 482,773.56
2033	\$ 122,000.00	\$ 285,827.50	\$ 24,590.00	\$ 50,197.83	\$ 482,615.33
2034	\$ 127,000.00	\$ 280,032.50	\$ 23,980.00	\$ 51,201.78	\$ 482,214.28
2035	\$ 133,000.00	\$ 274,000.00	\$ 23,345.00	\$ 52,225.82	\$ 482,570.82
2036	\$ 139,000.00	\$ 267,682.50	\$ 22,680.00	\$ 53,270.34	\$ 482,632.84
2037	\$ 146,000.00	\$ 259,690.00	\$ 21,985.00	\$ 54,335.74	\$ 482,010.74
2038	\$ 154,000.00	\$ 251,295.00	\$ 21,255.00	\$ 55,422.46	\$ 481,972.46
2039	\$ 163,000.00	\$ 242,440.00	\$ 20,485.00	\$ 56,530.91	\$ 482,455.91
2040	\$ 172,000.00	\$ 233,067.50	\$ 19,670.00	\$ 57,661.53	\$ 482,399.03
2041	\$ 182,000.00	\$ 223,177.50	\$ 18,810.00	\$ 58,814.76	\$ 482,802.26
2042	\$ 192,000.00	\$ 212,712.50	\$ 17,900.00	\$ 59,991.05	\$ 482,603.55
2043	\$ 203,000.00	\$ 201,672.50	\$ 16,940.00	\$ 61,190.87	\$ 482,803.37
2044	\$ 214,000.00	\$ 190,000.00	\$ 15,925.00	\$ 62,414.69	\$ 482,339.69
2045	\$ 226,000.00	\$ 177,695.00	\$ 14,855.00	\$ 63,662.98	\$ 482,212.98
2046	\$ 239,000.00	\$ 164,700.00	\$ 13,725.00	\$ 64,936.24	\$ 482,361.24
2047	\$ 253,000.00	\$ 150,360.00	\$ 12,530.00	\$ 66,234.97	\$ 482,124.97
2048	\$ 268,000.00	\$ 135,180.00	\$ 11,265.00	\$ 67,559.67	\$ 482,004.67
2049	\$ 284,000.00	\$ 119,100.00	\$ 9,925.00	\$ 68,910.86	\$ 481,935.86
2050	\$ 301,000.00	\$ 102,060.00	\$ 8,505.00	\$ 70,289.08	\$ 481,854.08
2051	\$ 320,000.00	\$ 84,000.00	\$ 7,000.00	\$ 71,694.86	\$ 482,694.86
2052	\$ 339,000.00	\$ 64,800.00	\$ 5,400.00	\$ 73,128.76	\$ 482,328.76
2053	\$ 360,000.00	\$ 44,460.00	\$ 3,705.00	\$ 74,591.33	\$ 482,756.33
2054	\$ 381,000.00	\$ 22,860.00	\$ 1,905.00	\$ 76,083.16	\$ 481,848.16
<b>Total</b>	<b>\$ 5,647,000.00</b>	<b>\$ 6,123,877.50</b>	<b>\$ 523,665.00</b>	<b>\$ 1,695,229.57</b>	<b>\$ 13,989,772.07</b>

**Footnotes:**

[a] Annual Installments collected 1/31/2025 on the Improvement Area #2 Reimbursement Obligation shall be used for the 9/15/2025 debt service payment on the Improvement Area #1-2 Bonds. Principal paid 1/31/2025 is not included in the Improvement Area #1-2 Bond par.

[b] Interest on the Improvement Area #1-2 Bonds is calculated at a 4.25%, 4.75%, 5.75%, and 6.00% rate for term bonds maturing 2030, 2035, 2045, and 2054 respectively.

[c] 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.

[d] Assumes the Reserve Fund is fully funded and available to reduce the Improvement Area #2 Annual Installments at maturity of the Improvement Area #1-2 Bonds.

**STONEHAVEN PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE**  
**IMPROVEMENT AREA #2 - LOT TYPE 2**

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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$20,240.14**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Stonehaven Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>2</sup>

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

[The undersigned 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2026	\$ 329.75	\$ 1,139.62	\$ 101.20	\$ 156.63	\$ 1,727.21
2027	\$ 344.09	\$ 1,125.61	\$ 99.55	\$ 159.76	\$ 1,729.01
2028	\$ 358.42	\$ 1,110.99	\$ 97.83	\$ 162.96	\$ 1,730.20
2029	\$ 372.76	\$ 1,095.75	\$ 96.04	\$ 166.22	\$ 1,730.77
2030	\$ 387.10	\$ 1,079.91	\$ 94.18	\$ 169.54	\$ 1,730.73
2031	\$ 401.43	\$ 1,063.46	\$ 92.24	\$ 172.93	\$ 1,730.07
2032	\$ 419.35	\$ 1,044.39	\$ 90.23	\$ 176.39	\$ 1,730.37
2033	\$ 437.28	\$ 1,024.47	\$ 88.14	\$ 179.92	\$ 1,729.80
2034	\$ 455.20	\$ 1,003.70	\$ 85.95	\$ 183.52	\$ 1,728.37
2035	\$ 476.70	\$ 982.08	\$ 83.67	\$ 187.19	\$ 1,729.64
2036	\$ 498.21	\$ 959.44	\$ 81.29	\$ 190.93	\$ 1,729.87
2037	\$ 523.30	\$ 930.79	\$ 78.80	\$ 194.75	\$ 1,727.64
2038	\$ 551.97	\$ 900.70	\$ 76.18	\$ 198.65	\$ 1,727.50
2039	\$ 584.23	\$ 868.96	\$ 73.42	\$ 202.62	\$ 1,729.23
2040	\$ 616.49	\$ 835.37	\$ 70.50	\$ 206.67	\$ 1,729.03
2041	\$ 652.33	\$ 799.92	\$ 67.42	\$ 210.81	\$ 1,730.47
2042	\$ 688.17	\$ 762.41	\$ 64.16	\$ 215.02	\$ 1,729.76
2043	\$ 727.60	\$ 722.84	\$ 60.72	\$ 219.32	\$ 1,730.48
2044	\$ 767.03	\$ 681.00	\$ 57.08	\$ 223.71	\$ 1,728.82
2045	\$ 810.04	\$ 636.90	\$ 53.24	\$ 228.18	\$ 1,728.36
2046	\$ 856.63	\$ 590.32	\$ 49.19	\$ 232.75	\$ 1,728.89
2047	\$ 906.81	\$ 538.92	\$ 44.91	\$ 237.40	\$ 1,728.05
2048	\$ 960.57	\$ 484.52	\$ 40.38	\$ 242.15	\$ 1,727.62
2049	\$ 1,017.92	\$ 426.88	\$ 35.57	\$ 246.99	\$ 1,727.37
2050	\$ 1,078.85	\$ 365.81	\$ 30.48	\$ 251.93	\$ 1,727.08
2051	\$ 1,146.95	\$ 301.08	\$ 25.09	\$ 256.97	\$ 1,730.09
2052	\$ 1,215.05	\$ 232.26	\$ 19.35	\$ 262.11	\$ 1,728.78
2053	\$ 1,290.32	\$ 159.35	\$ 13.28	\$ 267.35	\$ 1,730.31
2054	\$ 1,365.59	\$ 81.94	\$ 6.83	\$ 272.70	\$ 1,727.05
<b>Total</b>	<b>\$ 20,240.14</b>	<b>\$ 21,949.38</b>	<b>\$ 1,876.94</b>	<b>\$ 6,076.09</b>	<b>\$ 50,142.55</b>

**Footnotes:**

[a] Interest on the Improvement Area #1-2 Bonds is calculated at a 4.25%, 4.75%, 5.75%, and 6.00% rate for term bonds maturing 2030, 2035, 2045, and 2054 respectively.

[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.

**STONEHAVEN PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE -  
IMPROVEMENT AREA #3 INITIAL PARCEL**

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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 INITIAL PARCEL PRINCIPAL ASSESSMENT:  
\$6,035,000.00**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Stonehaven Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>2</sup>

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

[The undersigned 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2026	\$ 59,113	\$ 448,401	\$ 50,157	\$ 557,670
2027	\$ 63,505	\$ 444,008	\$ 51,160	\$ 558,673
2028	\$ 68,223	\$ 439,290	\$ 52,183	\$ 559,696
2029	\$ 73,292	\$ 434,221	\$ 53,227	\$ 560,740
2030	\$ 78,738	\$ 428,775	\$ 54,291	\$ 561,804
2031	\$ 84,588	\$ 422,925	\$ 55,377	\$ 562,890
2032	\$ 90,873	\$ 416,640	\$ 56,485	\$ 563,998
2033	\$ 97,625	\$ 409,889	\$ 57,614	\$ 565,127
2034	\$ 104,878	\$ 402,635	\$ 58,766	\$ 566,280
2035	\$ 112,670	\$ 394,843	\$ 59,942	\$ 567,455
2036	\$ 121,042	\$ 386,471	\$ 61,141	\$ 568,654
2037	\$ 130,035	\$ 377,478	\$ 62,363	\$ 569,877
2038	\$ 139,697	\$ 367,816	\$ 63,611	\$ 571,124
2039	\$ 150,076	\$ 357,437	\$ 64,883	\$ 572,396
2040	\$ 161,227	\$ 346,286	\$ 66,181	\$ 573,694
2041	\$ 173,206	\$ 334,307	\$ 67,504	\$ 575,017
2042	\$ 186,075	\$ 321,438	\$ 68,854	\$ 576,367
2043	\$ 199,901	\$ 307,612	\$ 70,231	\$ 577,744
2044	\$ 214,754	\$ 292,760	\$ 71,636	\$ 579,149
2045	\$ 230,710	\$ 276,803	\$ 73,069	\$ 580,582
2046	\$ 247,851	\$ 259,662	\$ 74,530	\$ 582,043
2047	\$ 266,267	\$ 241,246	\$ 76,021	\$ 583,534
2048	\$ 286,050	\$ 221,463	\$ 77,541	\$ 585,054
2049	\$ 307,304	\$ 200,209	\$ 79,092	\$ 586,605
2050	\$ 330,137	\$ 177,376	\$ 80,674	\$ 588,187
2051	\$ 354,666	\$ 152,847	\$ 82,287	\$ 589,800
2052	\$ 381,018	\$ 126,496	\$ 83,933	\$ 591,446
2053	\$ 409,327	\$ 98,186	\$ 85,612	\$ 593,125
2054	\$ 439,740	\$ 67,773	\$ 87,324	\$ 594,837
2055	\$ 472,413	\$ 35,100	\$ 89,070	\$ 596,583
<b>Total</b>	<b>\$ 6,035,000</b>	<b>\$ 9,190,393</b>	<b>\$ 2,034,758</b>	<b>\$ 17,260,151</b>

**Footnotes:**

[a] Interest is calculated at 7.43%, which is not higher than 2% above the Bond Buyer Index of 5.43% stated the first week of May 2025, as allowed by the PID Act. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[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.

**STONEHAVEN PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE**  
**IMPROVEMENT AREA #3 - LOT TYPE 3**

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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$26,703.54**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Stonehaven Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>2</sup>

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

[The undersigned 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>4</sup>

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 3**

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2026	\$ 261.56	\$ 1,984.07	\$ 221.93	\$ 2,467.57
2027	\$ 280.99	\$ 1,964.64	\$ 226.37	\$ 2,472.00
2028	\$ 301.87	\$ 1,943.76	\$ 230.90	\$ 2,476.53
2029	\$ 324.30	\$ 1,921.33	\$ 235.52	\$ 2,481.15
2030	\$ 348.40	\$ 1,897.24	\$ 240.23	\$ 2,485.86
2031	\$ 374.28	\$ 1,871.35	\$ 245.03	\$ 2,490.66
2032	\$ 402.09	\$ 1,843.54	\$ 249.93	\$ 2,495.56
2033	\$ 431.97	\$ 1,813.67	\$ 254.93	\$ 2,500.56
2034	\$ 464.06	\$ 1,781.57	\$ 260.03	\$ 2,505.66
2035	\$ 498.54	\$ 1,747.09	\$ 265.23	\$ 2,510.86
2036	\$ 535.58	\$ 1,710.05	\$ 270.53	\$ 2,516.17
2037	\$ 575.38	\$ 1,670.26	\$ 275.94	\$ 2,521.58
2038	\$ 618.13	\$ 1,627.51	\$ 281.46	\$ 2,527.10
2039	\$ 664.05	\$ 1,581.58	\$ 287.09	\$ 2,532.73
2040	\$ 713.39	\$ 1,532.24	\$ 292.83	\$ 2,538.47
2041	\$ 766.40	\$ 1,479.23	\$ 298.69	\$ 2,544.32
2042	\$ 823.34	\$ 1,422.29	\$ 304.67	\$ 2,550.30
2043	\$ 884.52	\$ 1,361.12	\$ 310.76	\$ 2,556.39
2044	\$ 950.24	\$ 1,295.40	\$ 316.97	\$ 2,562.61
2045	\$ 1,020.84	\$ 1,224.79	\$ 323.31	\$ 2,568.95
2046	\$ 1,096.69	\$ 1,148.95	\$ 329.78	\$ 2,575.41
2047	\$ 1,178.17	\$ 1,067.46	\$ 336.37	\$ 2,582.01
2048	\$ 1,265.71	\$ 979.92	\$ 343.10	\$ 2,588.74
2049	\$ 1,359.75	\$ 885.88	\$ 349.96	\$ 2,595.60
2050	\$ 1,460.78	\$ 784.85	\$ 356.96	\$ 2,602.60
2051	\$ 1,569.32	\$ 676.32	\$ 364.10	\$ 2,609.74
2052	\$ 1,685.92	\$ 559.71	\$ 371.39	\$ 2,617.02
2053	\$ 1,811.18	\$ 434.45	\$ 378.81	\$ 2,624.45
2054	\$ 1,945.75	\$ 299.88	\$ 386.39	\$ 2,632.02
2055	\$ 2,090.32	\$ 155.31	\$ 394.12	\$ 2,639.75
<b>Total</b>	<b>\$ 26,703.54</b>	<b>\$ 40,665.45</b>	<b>\$ 9,003.35</b>	<b>\$ 76,372.35</b>

**Footnotes:**

[a] Interest is calculated at 7.43%, which is not higher than 2% above the Bond Buyer Index of 5.43% stated the first week of May 2025, as allowed by the PID Act. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plus Additional Interest of 0.50%.

[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.