

# PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT

CITY OF BURLESON, TEXAS

## PRELIMINARY SERVICE AND ASSESSMENT PLAN

February 3, 2020

Updated for Phase #2 Assessments on March 21, 2022, and  
updated for Phase #3 Assessments on August 19, 2024

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MUNICAP, INC.  
— PUBLIC FINANCE —

# PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT

## PRELIMINARY SERVICE AND ASSESSMENT PLAN

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## ***I. PLAN DESCRIPTION AND DEFINED TERMS***

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### **A. INTRODUCTION**

On February 4, 2019, the City Council of the City of Burleson, Texas passed and approved Resolution CSO#981-02-2019 approving and authorizing the creation of the Panchasarp Farms Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which is located within the City.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Panchasarp Farms Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Assessment Rolls for the PID are included as Appendix F and Appendix G to this Service and Assessment Plan. The Assessments as shown on the Assessment Rolls are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

## B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

**“Actual Cost(s)”** means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise), (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums and miscellaneous expenses.

Actual Costs may include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

**“Administrative Expenses”** mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the Authorized Improvements of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming any Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to any Bonds, (viii) the Trustee’s reasonable fees and expenses relating to any Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

**“Administrator”** means the employee or designee of the City, identified in any indenture of trust relating to a series of Bonds or identified in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

**“Annual Installment”** means, with respect to each Parcel, each annual payment of: (i) the Assessments including any applicable interest, as shown on the Phase #1 Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll, attached hereto as Appendix F, Appendix G, and Appendix H, respectively, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) the Maintenance Assessment.

**“Annual Service Plan Update”** has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

**“Assessed Property”** means any property that benefits from the Authorized Improvements within the PID on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

**“Assessment”** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and amounts collected to pay Administrative Expenses and interest on all Assessments.

**“Assessment Ordinance”** means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

**“Assessment Revenues”** mean the revenues actually received by or on behalf of the City from the collection of Assessments.

**“Assessment Roll”** or **“Assessment Rolls”** means collectively or separately, as applicable, the Phase #1 Assessment Roll, Phase #2 Assessment Roll, the Phase #3 Assessment Roll included in this Service and Assessment Plan as Appendix F, Appendix G, and Appendix H, respectively, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

**“Authorized Improvements”** mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, acquired, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

**“Bonds”** mean any bonds issued in one or more series for financing the Authorized Improvements and secured in whole or in part by the Assessment Revenues.

**“Budgeted Cost(s)”** means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

**“Certification for Payment”** means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements, which may be in segments or sections.

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

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

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

**“Delinquent Collection Costs”** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

**“Developer”** means PF Farms, LLC, a Texas limited liability company and its successors and assigns.

**“Future Phase(s)”** means Phase or Phases that are fully developed after Phase #1, Phase #2 and Phase #3 as such areas are generally depicted in Appendix A. The Future Phases are subject to adjustment and are shown for example only.

**“Future Phase Assessed Property”** means all Parcels within the Future Phases other than Non-Benefited Property.

**“PID Assessment Notice”** means the form of notice required by the PID Act and Section 5.014 of the Texas Property Code, as amended. A copy of the PID Assessment Notice for the PID is attached as Appendix E.

**“Homeowner Association”** or **“HOA”** means a homeowners’ association or property owners’ association established for the benefit of property owners within the PID.

**“Homeowner Association Property”** or **“HOA Property”** means property within the PID owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, a Homeowners’ Association established for the benefit of a group of homeowners or property owners within the PID.

**“Lot”** means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of Johnson County, Texas.

**“Lot Type”** means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

**“Maintenance Assessment”** means the maintenance costs associated with, or incident to, the maintenance and regular repair of the Authorized Improvements and major repair and extraordinary maintenance consistent with the City’s standards, including, but not limited to, the costs of maintenance for: (i) parks, open space, and trails, (ii) other ancillary structures, (iii) features or amenities such as trails, (iv) playgrounds, (v) walkways, (vi) lighting, and (viii) any similar items located therein.

**“Non-Benefited Property”** means Parcels that accrue no special benefit from the Authorized Improvements, including Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel that is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.E.

**“Parcel”** or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Johnson County Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the official public records for real property in Johnson County.

**“Park Improvements”** mean those public improvements described in Section III of this Service and Assessment Plan, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

**“Phase”** means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

**“Phase #1”** means the initial Phase to be developed, identified as “Phase #1” generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix F.

**“Phase #1 Assessed Property”** means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Improvements is levied.

**“Phase #1 Assessment Revenues”** mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Improvements.

**“Phase #1 Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix F, 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 Bonds or in connection with any Annual Service Plan Update.

**“Phase #1 Improvements”** means the Park Improvements allocable to the Phase #1 Assessed Property.

**“Phase #1 Reimbursement Agreement”** means that certain Panchasarp Farms Public Improvement District Phase #1 Reimbursement Agreement, dated February 3, 2020, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Phase #1 Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs of the Phase #1 Improvements funded by the Developer with interest as permitted by the PID Act.

**“Phase #2”** means the second Phase to be developed, identified as “Phase #2” generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

**“Phase #2 Assessed Property”** means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll against which an Assessment relating to the Phase #2 Improvements is levied.

**“Phase #2 Assessment Revenues”** mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for the Phase #2 Improvements.

**“Phase #2 Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix G, 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 Bonds or in connection with any Annual Service Plan Update.

**“Phase #2 Improvements”** means the Park Improvements allocable to the Phase #2 Assessed Property.

**“Phase #2 Reimbursement Agreement”** means that certain Parks at Panchasarp Farms Public Improvement District JC-1 Phase #2 Reimbursement Agreement, dated March 7, 2022, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Phase #2 Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs of the Phase #2 Improvements funded by the Developer with interest as permitted by the PID Act.



**“Phase #3”** means the second Phase to be developed, identified as “Phase #3” generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

**“Phase #3 Assessed Property”** means all Parcels within Phase #3 other than Non-Benefited Property and shown in the Phase #3 Assessment Roll against which an Assessment relating to the Phase #3 Improvements is levied.

**“Phase #3 Assessment Revenues”** mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #3 Assessed Property, or the Annual Installments thereof, for the Phase #3 Improvements.

**“Phase #3 Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix G, 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 Bonds or in connection with any Annual Service Plan Update.

**“Phase #3 Improvements”** means the Park Improvements allocable to the Phase #3 Assessed Property.

**“Phase #3 Reimbursement Agreement”** means that certain Parks at Panchasarp Farms Public Improvement District JC-1 Phase #3 Reimbursement Agreement, dated August 19, 2024, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Phase #3 Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs of the Phase #3 Improvements funded by the Developer with interest as permitted by the PID Act.

**“PID”** has the meaning set forth in Section I.A. of this Service and Assessment Plan.

**“PID Act”** means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

**“Planned Development”** means the zoning classification established as PD – Planned Development pursuant to Ordinance CSO#560-01-2017 adopted by the City Council designating the zoning and development standards.

**“Prepayment Costs”** mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment allowed by applicable law, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment, including Administrative Expenses.

**“Public Property”** means property, right of way and easements within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Johnson County, the City, a school district or any other public agency or political subdivision, whether in fee simple or through an exclusive use easement.



**“Service and Assessment Plan”** means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

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## **II. PROPERTY INCLUDED IN THE PID**

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### **A. PROPERTY INCLUDED IN THE PID**

The PID is presently located within the City and contains approximately 220.88 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID was expected to consist of approximately 659 single family residential units and 250 multi-family units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of units is based upon the proposed development plan.

The property within the PID was proposed to be developed as shown in Table II-A:

**Table II-A**  
**Proposed Development within the PID**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
70 Ft Lots	43	Units
65 Ft Lots	73	Units
60 Ft Lots	304	Units
55 Ft Lots	239	Units
Multi-Family	250	Units
<b>Total</b>	<b>909</b>	<b>Units</b>

### **B. PROPERTY INCLUDED IN PHASE #1**

Phase #1 consists of approximately 29.39 acres and was projected to consist of 98 single family residential units. A phasing map of the property depicting the boundaries of each proposed Phase is shown in Appendix A.

The property within Phase #1 was proposed to be developed as shown in Table II-B:

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**Table II-B**  
**Proposed Development within Phase #1 – Original**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
70 Ft Lots	0	Units
65 Ft Lots	0	Units
60 Ft Lots	58	Units
55 Ft Lots	40	Units
Multi-Family	0	Units
<b>Total</b>	<b>98</b>	<b>Units</b>

### **C. PROPERTY INCLUDED IN PHASE #2**

Phase #2 consists of approximately 31.512 acres and was projected to consist of 130 single family residential units. A phasing map of the property depicting the boundaries of each proposed Phase is shown in Appendix A.

The property within Phase #2 was proposed to be developed as shown in Table II-C:

**Table II-C**  
**Proposed Development within Phase #2 – Original**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
70 Ft Lots	0	Units
65 Ft Lots	0	Units
60 Ft Lots	35	Units
55 Ft Lots	95	Units
Multi-Family	0	Units
<b>Total</b>	<b>130</b>	<b>Units</b>

### **D. PROPERTY INCLUDED IN PHASE #3**

Phase #3 consists of approximately 43.001 acres and is projected to consist of 152 single family residential units. A phasing map of the property depicting the boundaries of each proposed Phase is shown in Appendix A.

The property within Phase #3 is proposed to be developed as shown in Table II-D:

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**Table II-D**  
**Proposed Development within Phase #3**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
70 Ft Lots	3	Units
65 Ft Lots	32	Units
60 Ft Lots	89	Units
55 Ft Lots	28	Units
Multi-Family	0	Units
<b>Total</b>	<b>152</b>	<b>Units</b>

#### **E. PROPERTY INCLUDED IN FUTURE PHASES**

The Future Phases consist of approximately 116.977 acres and is projected to consist of 279 single family residential units and 250 multi-family units. There are no Bonds anticipated to be issued as part of Phase #1, Phase #2, or Phase #3 at this time. However, as Future Phases are developed, reimbursement agreements may be executed and/or Bonds may be issued for each new phase. In connection with the issuance of each new series of Bonds and/or execution of new reimbursement agreements, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Phase #1 in Section II.B. A map of the projected property within each Future Phase is shown in Appendix A. The Future Phases are shown for illustrative purposes only and are subject to adjustment.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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### ***III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS***

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#### **A. AUTHORIZED IMPROVEMENT OVERVIEW**

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

##### **372.003. Authorized Improvements**

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. below and described in Appendix B and shown on the diagram included as Appendix C for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

## **B. DESCRIPTION OF ESTIMATED COSTS OF PARKS IMPROVEMENTS**

The descriptions of the Parks Improvements are presented below, as provided by the developer. The Budgeted Costs of the Park Improvements are shown in Table III-A and may be revised in an Annual Service Plan Update as needed.

### Park Improvements:

The Park Improvements within the PID include grading, irrigation, landscaping, site furnishings, site elements, and playground equipment. All Park Improvement projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Additional details of the Authorized Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V.C.

The Budgeted Costs of the Park Improvements shown in Table III-A may be revised in Annual Service Plan Updates. Savings from one budget line item may be applied to a cost increase in another budget line item upon approval by the City. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID). The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan.

**Table III-A**  
**Authorized Improvements - Park Improvements**

Description	Budgeted Costs
Grading improvements	\$143,200
Irrigation improvements	\$316,310
Landscaping improvements	\$960,004
Site furnishings improvements	\$177,200
Site elements improvements	\$447,954
Playground improvements	\$517,812
Other soft costs including PID creation costs	\$369,359
<b>Total Improvement Costs</b>	<b>\$2,931,839</b>

### C. DESCRIPTION OF ESTIMATED COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements include a proportional share of the Parks Improvements described above that proportionally benefit Phase #1. The costs of the Projects are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

**Table III-B**  
**Authorized Improvements - Phase #1 Improvements**

Description	Total Cost	% Allocation <sup>1</sup>	Phase #1's Share of Total Costs
Grading improvements	\$143,200	12.76%	\$18,270
Irrigation improvements	\$316,310	12.76%	\$40,356
Landscaping improvements	\$960,004	12.76%	\$122,481
Site furnishings improvements	\$177,200	12.76%	\$22,608
Site elements improvements	\$447,954	12.76%	\$57,152
Playground improvements	\$517,812	12.76%	\$66,064
Other soft costs including PID creation costs	\$369,359	12.76%	\$47,124
<b>Total Improvement Costs</b>	<b>\$2,931,839</b>		<b>\$374,055</b>

<sup>1</sup>See Section V.C for allocation of Authorized Improvements.

### D. DESCRIPTION OF ESTIMATED COSTS OF PHASE #2 IMPROVEMENTS

The Phase #2 Improvements include a proportional share of the Parks Improvements described above that proportionally benefit Phase #2. The costs of the Projects are shown in Table III-C. The costs shown in Table III-C are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

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**Table III-C**  
**Authorized Improvements - Phase #2 Improvements**

Description	Total Cost	% Allocation <sup>1</sup>	Phase #2's Share of Total Costs
Grading improvements	\$143,200	16.46%	\$23,577
Irrigation improvements	\$316,310	16.46%	\$52,079
Landscaping improvements	\$960,004	16.46%	\$158,062
Site furnishings improvements	\$177,200	16.46%	\$29,175
Site elements improvements	\$447,954	16.46%	\$73,754
Playground improvements	\$517,812	16.46%	\$85,256
Other soft costs including PID creation costs	\$369,359	16.46%	\$60,814
<b>Total Improvement Costs</b>	<b>\$2,931,839</b>		<b>\$482,718</b>

<sup>1</sup>See Section V.C for allocation of Authorized Improvements.

#### E. DESCRIPTION OF ESTIMATED COSTS OF PHASE #3 IMPROVEMENTS

The Phase #3 Improvements include a proportional share of the Parks Improvements described above that proportionally benefit Phase #3. The costs of the Projects are shown in Table III-D. The costs shown in Table III-D are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

**Table III-D**  
**Authorized Improvements - Phase #3 Improvements**

Description	Total Cost	% Allocation <sup>1</sup>	Phase #3's Share of Total Costs
Grading improvements	\$143,200	20.58%	\$29,468
Irrigation improvements	\$316,310	20.58%	\$65,091
Landscaping improvements	\$960,004	20.58%	\$197,551
Site furnishings improvements	\$177,200	20.58%	\$36,464
Site elements improvements	\$447,954	20.58%	\$92,180
Playground improvements	\$517,812	20.58%	\$106,556
Other soft costs including PID creation costs	\$369,359	20.58%	\$76,007
<b>Total Improvement Costs</b>	<b>\$2,931,839</b>		<b>\$603,317</b>

<sup>1</sup>See Section V.C for allocation of Authorized Improvements.

#### F. FUTURE PHASES

As Future Phases are developed and/or Bonds are issued, this SAP will be amended to identify the allocable Authorized Improvements that confer a special benefit to the property inside each Future Phase (e.g. a Table III-E will be added to show the costs for the specific Authorized Improvements Allocable to the specific Future Phase being developed.)



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## **IV. SERVICE PLAN**

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### **A. PROJECTED SOURCES AND USES OF FUNDS**

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 PID during the five-year period. The Phase #1 portion of the Park Improvements are anticipated to be completed and accepted by the City in the 2nd quarter of 2024. The Phase #2 portion of the Park Improvements are anticipated to be completed and accepted by the City in the 2nd quarter of 2024. Phase #3 portion of the Park Improvements are anticipated to be completed and accepted by the City in the 2nd quarter of 2025. The remaining Park Improvements allocable to Future Phases will be allocated and completed once such Future Phase is developed.

The Budgeted Costs for the Authorized Improvements are \$2,931,839. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Actual Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

The Actual Costs of the Phase #1 Improvements in the amount of \$374,055 were financed by the Developer and reimbursable under the Phase #1 Reimbursement Agreement. Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer under the terms of the Phase #1 Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the PID Reimbursement Agreement.

The Budgeted Costs of the Phase #2 Improvements in the amount of \$482,718 were financed by the Developer and reimbursable under the Phase #2 Reimbursement Agreement. Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer under the terms of the Phase #2 Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the PID Reimbursement Agreement.

The Budgeted Costs of the Phase #3 Improvements in the amount of \$603,317 are being financed by the Developer and reimbursable under the Phase #3 Reimbursement Agreement. Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer under the terms of the Phase #3 Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the PID Reimbursement Agreement.

Table IV-A shows the sources and uses for the Authorized Improvements allocable to Phase #1.

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**Table IV-A**  
**Sources and Uses – Phase #1**

<b>Sources of Funds</b>	<b>Total</b>
Assessments – Phase #1 Reimbursement Agreement	\$374,055
Other funding sources	\$0
<b>Total Sources</b>	<b>\$374,055</b>
<b>Uses of Funds</b>	
<i>Authorized Improvements</i>	
Grading improvements	\$18,270
Irrigation improvements	\$40,356
Landscaping improvements	\$122,481
Site furnishings improvements	\$22,608
Site elements improvements	\$57,152
Playground improvements	\$66,064
Other soft costs including PID creation costs	\$47,124
<b>Total Uses</b>	<b>\$374,055</b>

Table IV-B shows the estimated sources and uses for the Authorized Improvements allocable to Phase #2.

**Table IV-B**  
**Estimated Sources and Uses – Phase #2**

<b>Sources of Funds</b>	<b>Total</b>
Assessments – Phase #2 Reimbursement Agreement	\$482,718
Other funding sources	\$0
<b>Total Sources</b>	<b>\$482,718</b>
<b>Uses of Funds</b>	
<i>Authorized Improvements</i>	
Grading improvements	\$23,577
Irrigation improvements	\$52,079
Landscaping improvements	\$158,062
Site furnishings improvements	\$29,175
Site elements improvements	\$73,754
Playground improvements	\$85,256
Other soft costs including PID creation costs	\$60,814
<b>Total Uses</b>	<b>\$482,718</b>

Table IV-C shows the estimated sources and uses for the Authorized Improvements allocable to Phase #3.

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**Table IV-C**  
**Projected Sources and Uses – Phase #3**

Sources of Funds	Total
Assessments – Phase #3 Reimbursement Agreement	\$603,317
Other funding sources	\$20,000
<b>Total Sources</b>	<b>\$623,317</b>
<b>Uses of Funds</b>	
<i>Authorized Improvements</i>	
Grading improvements	\$29,468
Irrigation improvements	\$65,091
Landscaping improvements	\$197,551
Site furnishings improvements	\$36,464
Site elements improvements	\$92,180
Playground improvements	\$106,556
Other soft costs including PID creation costs	\$76,007
<i>Subtotal</i>	<i>\$603,317</i>
<i>Other Costs</i>	
Administrative Expenses	\$20,000
<i>Subtotal</i>	<i>\$20,000</i>
<b>Total Uses</b>	<b>\$623,317</b>

## **B. PROJECTED FIVE -YEAR SERVICE PLAN**

### Aggregate

The aggregate annual projected costs and annual projected indebtedness for the Authorized Improvements is shown in Table IV-D. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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**Table IV-D**  
**Annual Projected Costs and Annual Projected Indebtedness – Aggregate**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>
2020	\$374,055	\$374,055	\$0
2021	\$0	\$0	\$0
2022	\$482,718	\$482,718	\$0
2023	\$0	\$0	\$0
2024	\$623,317	\$603,317	\$20,000
2025	\$0	\$0	\$0
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
<b>Total</b>	<b>\$1,480,089</b>	<b>\$1,460,089</b>	<b>\$20,000</b>

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Authorized Improvements shown in Table III-A. The difference between the annual projected cost and the annual projected indebtedness, if any, represents an amount funded by the Developer, which may be reimbursed with future Bond proceeds to the extent available.

**Phase #1**

The annual projected costs and annual projected indebtedness for Phase #1 is shown in Table IV-E. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

**Table IV-E**  
**Annual Projected Costs and Annual Projected Indebtedness – Phase #1**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>	<b>Projected Phase #1 Annual Installments</b>
2022 & Prior	\$374,055	\$374,055	\$0	\$116,321
2023	\$0	\$0	\$0	\$58,708
2024	\$0	\$0	\$0	\$58,622
2025	\$0	\$0	\$0	\$59,178
2026	\$0	\$0	\$0	\$59,069
2027	\$0	\$0	\$0	\$59,603
2028	\$0	\$0	\$0	\$59,471
<b>Total</b>	<b>\$374,055</b>	<b>\$374,055</b>	<b>\$0</b>	<b>\$470,973</b>

The annual projected costs shown in Table IV-E are the annual expenditures relating to the Phase #1 Improvements shown in Table III-B. The difference between the annual projected cost and the annual projected indebtedness, if any, represents an amount funded by the Developer, which may be reimbursed with future Bond proceeds to the extent available.

### Phase #2

The annual projected costs and annual projected indebtedness for Phase #2 is shown in Table IV-F. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

**Table IV-F**  
**Annual Projected Costs and Annual Projected Indebtedness – Phase #2**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>	<b>Projected Phase #2 Annual Installments</b>
2022	\$482,718	\$482,718	\$0	\$0
2023	\$0	\$0	\$0	\$71,959
2024	\$0	\$0	\$0	\$71,926
2025	\$0	\$0	\$0	\$72,722
2026	\$0	\$0	\$0	\$72,664
2027	\$0	\$0	\$0	\$73,435
2028	\$0	\$0	\$0	\$73,353
<b>Total</b>	<b>\$482,718</b>	<b>\$482,718</b>	<b>\$0</b>	<b>\$436,060</b>

The annual projected costs shown in Table IV-F are the annual expenditures relating to the Phase #2 Improvements shown in Table III-C. The difference between the annual projected cost and the annual projected indebtedness, if any, represents an amount funded by the Developer, which may be reimbursed with future Bond proceeds to the extent available.

### Phase #3

The annual projected costs and annual projected indebtedness for Phase #3 is shown in Table IV-G. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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**Table IV-G**  
**Annual Projected Costs and Annual Projected Indebtedness – Phase #3**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources<sup>1</sup></b>	<b>Projected Phase #3 Annual Installments</b>
2024	\$623,317	\$603,317	\$20,000	\$0
2025	\$0	\$0	\$0	\$100,857
2026	\$0	\$0	\$0	\$100,648
2027	\$0	\$0	\$0	\$101,475
2028	\$0	\$0	\$0	\$101,216
2029	\$0	\$0	\$0	\$101,994
2030	\$0	\$0	\$0	\$101,687
<b>Total</b>	<b>\$623,317</b>	<b>\$603,317</b>	<b>\$20,000</b>	<b>\$607,878</b>

<sup>1</sup>First year Administrative Expenses partially paid for by the Developer.

The annual projected costs shown in Table IV-G are the annual expenditures relating to the Phase #3 Improvements shown in Table III-D. The difference between the annual projected cost and the annual projected indebtedness, if any, represents an amount funded by the Developer, which may be reimbursed with future Bond proceeds to the extent available.

#### **C. REPAIR AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS**

The Annual Installments shall include in Administrative Expenses an amount to pay such Maintenance Assessments. After dedication or conveyance of the Authorized Improvements, the Developer is no longer responsible for the maintenance or operation of the Authorized Improvements and only assessment revenues from the Maintenance Assessment may be used for maintenance of the Authorized Improvements.

#### **D. PID ASSESSMENT NOTICE**

The PID Act requires that this Service and Assessment Plan, and each Annual Service Plan Update, include a copy of the Notice form (required by Section 5.014 of the Texas Property Code). The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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## ***V. ASSESSMENT PLAN***

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### **A. INTRODUCTION**

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

The proposed Authorized Improvement program anticipates a reimbursement agreement potentially followed by a series of bond financings that are intended to finance the public infrastructure required for the development. This financing may be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. The City previously entered into the Phase #1 Reimbursement Agreement and Phase #2 Reimbursement Agreement and levied assessments on property within Phase #1 and Phase #2 in connection with obligations under the Phase #1 Reimbursement Agreement and Phase #2 Reimbursement Agreement, respectively, related to Authorized Improvements undertaken in each Phase and anticipates levying assessments in Phase #3 in connection with obligations under the Phase #3 Reimbursement Agreement. Subsequent financings are anticipated to be issued and/or executed over the upcoming decade as the subsequent phases (e.g. Phase #3) of the development are gradually constructed.

The purpose of this gradual levy of Assessment and related execution of a reimbursement agreement and/or issuance of bonds in phases is to mirror the actual development of the Authorized Improvements. The levy of Assessment and related execution of a reimbursement agreement and/or issuance of bonds are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds and/or execute the reimbursement agreement when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Park Improvements shall be allocated as described below:

1. The Actual Costs of the Phase #1 Improvements, Phase #2 Improvements, and Phase #3 Improvements shall be allocated on the basis of the relative value of Parcels once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
3. The Assessed Property is classified into different Lot Types as described in Appendix D based on the type and size of proposed development on each Parcel.
4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.
5. The Actual Costs of the Park Improvements are proportionally allocated to the Phase #1 Assessed Property, Phase #2 Assessed Property, and Phases #3 Assessed Property based on the ratio of total projected Equivalent Units for the Phase #1 Assessed Property, Phase #2 Assessed Property and Phase #3 Assessed Property.
6. The Actual Costs of the Phase #1 Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the applicable Equivalent Units for each Parcel.
7. The Actual Costs of the Phase #2 Improvements are allocated to each Parcel within the Phase #2 Assessed Property based on the applicable Equivalent Units for each Parcel.
8. The Actual Costs of the Phase #3 Improvements are allocated to each Parcel within the Phase #3 Assessed Property based on the applicable Equivalent Units for each Parcel.
9. The Future Phases Assessed Property's proportional share of the costs for the Park Improvements will be reallocated as each future phase is developed and allocated to each Parcel within the Future Phases Assessed Property based on the total projected Equivalent Units for each Parcel.

Table V-A provides the allocation of Budgeted Costs of the Park Improvements to Phase #1 Assessed Property, Phase #2 Assessed Property, and Phase #3 Assessed Property and Future Phase Assessed Property.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Phases will receive from the Authorized Improvements that will benefit each individual phase. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Phase #1 Improvements, Phase #2 Improvements and Phase #3 Improvements.

In connection with the issuance of Bonds and/or execution of a reimbursement agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed



Property within a Future Phase receives from the specific Authorized Improvements funded with those Bonds issued with respect to that Future Phase. Prior to assessing Parcels located within Future Phases in connection with execution of a reimbursement agreement and/or issuance of Bonds, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within Phase #1, Phase #2, and Phase #3 as a result of the Phase #1 Improvements, Phase #2 Improvements, and Phase #3 Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Phase #1 Assessed Property, Phase #2 Assessed Property, and Phase #3 Property, respectively, for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Phase #1 Improvements to Phase #1 Assessed Property, Phase #2 Improvements to the Phase #2 Assessed Property, and Phase #3 Improvements to Phase #3 Assessed Property in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. 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.

As Future Phases are developed, in connection with the execution of a reimbursement agreement and/or issuance of Bonds this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phase.

## **B. SPECIAL BENEFIT**

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of these improvements being constructed on the Assessed Property or in close proximity to the Assessed Property and the specific purpose of these Authorized Improvements of providing

infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use is defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve; (i) the determinations and findings by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; and (ii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be beneficial to the City and the PID. The Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to the imposition of the Assessments;
3. The Authorized Improvements are required for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

### C. ALLOCATION OF COSTS TO ASSESSED PROPERTY

The Park Improvements will provide a special benefit to all property in the PID. Accordingly, the estimated Park Improvement costs must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of Budgeted Costs of the Park Improvements to Phase #1 Assessed Property, Phase #2 Assessed Property, and Phase #3 Assessed Property using the applicable Equivalent Units. The Budgeted Costs shown in Table V-A may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

As shown in Appendix D, Phase #1 was projected to contain 98 residential units representing 81.48 total Equivalent Units. Phase #2 was projected to contain 130 residential units representing 105.15 total Equivalent Units. Phase #3 was projected to contain 152 residential units representing 131.42 total Equivalent Units. As a result, 12.76 percent of the Budgeted Costs of Park Improvements (i.e.  $81.48 \div 638.64 = 12.76\%$ ) are allocated to the Phase #1 Assessed Property, 16.46 percent of the Budgeted Costs of Park Improvements (i.e.  $105.15 \div 638.64 = 16.46\%$ ) are allocated to the Phase #2 Assessed Property, 20.58 percent of the Budgeted Costs of Park Improvements (i.e.  $131.42 \div 638.64 = 20.58\%$ ) are allocated to the Phase #3 Assessed Property and 50.20 percent of the Budgeted Costs of Authorized Improvements (i.e.,  $320.59 \div 638.64 = 50.20\%$ ) are allocated to the Future Phases Assessed Property.

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**Table V-A**  
**Allocation of Park Improvements**

<b>Authorized Improvement</b>	<b>Budgeted Costs</b>
Grading improvements	\$143,200
Irrigation improvements	\$316,310
Landscaping improvements	\$960,004
Site furnishings improvements	\$177,200
Site elements improvements	\$447,954
Playground improvements	\$517,812
Other soft costs including PID creation costs	\$369,359
<b>Total Park Improvements</b>	<b>\$2,931,839</b>
<b>Phase #1</b>	
Projected total Equivalent Units <sup>1</sup>	81.48
% of total units	12.76%
Proportionate Share of Costs	\$374,055
<b>Phase #2</b>	
Projected total Equivalent Units <sup>2</sup>	105.15
% of total units	16.46%
Proportionate Share of Costs	\$482,718
<b>Phase #3</b>	
Projected total Equivalent Units <sup>3</sup>	131.42
% of total units	20.58%
Proportionate Share of Costs	\$603,317
<b>Future Phases</b>	
Projected total Equivalent Units <sup>4</sup>	320.59
% of total units	50.20%
Proportionate Share of Costs	\$1,471,750

<sup>1</sup>As shown in Table D-A.10 in Appendix D.

<sup>2</sup>As shown in Table D-A.11 in Appendix D.

<sup>3</sup>As shown in Table D-A.12 in Appendix D.

<sup>4</sup>As shown in Table D-A.13 in Appendix D.

#### **D. ASSESSMENT METHODOLOGY**

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

### *1. Assessment Methodology for Phase #1 Improvements*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements to be financed by the Developer and reimbursable under the Phase #1 Reimbursement Agreement, shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel within Phase #1.

Based on the Budgeted Costs of the Authorized Improvements, as set forth in Table III-B, the City Council has determined that the benefit to Assessed Property of the Authorized Improvements is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated number of Equivalent Units at the time residential Lots are platted to the total estimated number of Equivalent Units in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act. The Assessment per unit, projected leverage, and tax rate equivalent is shown in Appendix D.

### *2. Assessment Methodology for Phase #2 Improvements*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements to be financed by the Developer and reimbursable under the Phase #2 Reimbursement Agreement, shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel within Phase #2.

Based on the Budgeted Costs of the Authorized Improvements, as set forth in Table III-C, the City Council has determined that the benefit to Assessed Property of the Authorized Improvements is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated number of Equivalent Units at the time residential Lots are platted to the total estimated number of Equivalent Units in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix G, and no Assessment shall be changed

except as authorized by this Service and Assessment Plan or the PID Act. The Assessment per unit, projected leverage, and tax rate equivalent is shown in Appendix D.

### *3. Assessment Methodology for Phase #3 Improvements*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements to be financed by the Developer and reimbursable under the Phase #3 Reimbursement Agreement, shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel within Phase #3.

Based on the Budgeted Costs of the Authorized Improvements, as set forth in Table III-C, the City Council has determined that the benefit to Assessed Property of the Authorized Improvements is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated number of Equivalent Units at the time residential Lots are platted to the total estimated number of Equivalent Units in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #3 is shown on the Phase #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act. The Assessment per unit, projected leverage, and tax rate equivalent is shown in Appendix D.

### *4. Assessment Methodology for Future Phases*

When Future Phases are developed and Bonds for Future Phase issued and/or a reimbursement agreement executed, this Service and Assessment Plan will be updated to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within Future Phases.

## **E. ASSESSMENTS**

The Assessments are levied or will be levied on each Parcel according to the Phase #1 Assessment Roll, Phase #2 Assessment Roll, and the Phase #3 Assessment Roll attached hereto as Appendix F, Appendix G and Appendix H, respectively. The Annual Installments for the Phase #1 Reimbursement Agreement, Phase #2 Reimbursement Agreement, and the Phase #3 Reimbursement Agreement will be collected at the time and in the amounts shown on the Phase #1 Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll respectively, subject to any revisions made during an Annual Service Plan Update.

## **F. ADMINISTRATIVE EXPENSES**

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses 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.

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## ***VI. TERMS OF THE ASSESSMENTS***

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### **A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1 OF THE PID**

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Phase #1 Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Reimbursement Agreement, (ii) to pay Administrative Expenses related to the PID, and (iii) to pay Maintenance Assessment related to the Authorized Improvements. The Annual Installment for each Parcel shall be calculated by taking into consideration any available funds.

### **B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2 OF THE PID**

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Phase #2 Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #2 Reimbursement Agreement, (ii) to pay Administrative Expenses related to the PID, and (iii) to pay Maintenance Assessment related to the Authorized Improvements. The Annual Installment for each Parcel shall be calculated by taking into consideration any available funds.

### **C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #3 OF THE PID**

The Assessment and Annual Installments for each Assessed Property located within Phase #3 is shown on the Phase #3 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Phase #3 Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #3 Reimbursement Agreement, (ii) to pay Administrative Expenses related to the PID, and (iii) to pay Maintenance Assessment related to the Authorized Improvements. The Annual Installment for each Parcel shall be calculated by taking into consideration any available funds.

### **D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE PHASES OF THE PID**

The Assessments, and Annual Installments thereof, for each Parcel of Assessed Property within the Future Phases will be shown as a separate Assessment Roll once such Assessments are levied.



As Future Phases are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Future Phase Assessed Property (e.g., Appendix H will be added). The Assessments for each Future Phase shall not exceed the benefit received by each Future Phase Assessed Property.

## **E. REALLOCATION OF ASSESSMENTS**

### **1. Subdivision**

Upon the subdivision of any Parcel based upon a recorded subdivision plat, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator based on a recorded plat.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels.

Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

### **2. Consolidation**

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

## **F. MANDATORY PREPAYMENT OF ASSESSMENTS**

1. Prior to the City approving a subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Parcel to exceed the Maximum Assessment Per Equivalent Unit. If a subdivision of a Parcel or consolidation of Parcels results in a reallocated Assessment per unit for a Parcel that would exceed the Maximum Assessment Per Equivalent Unit shown in this Service and Assessment Plan, the owner shall pay to the City at the time of the subdivision or consolidation the amount by which the reallocated Assessment for the Parcel exceeds the Maximum Assessment per Unit plus, if applicable, accrued interest through the date of such payment. Prepayment Costs, if any, that result from such owner-initiated subdivision or consolidation shall be paid by the owner to the City at the time of the subdivision or consolidation.
2. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs and Delinquent Collection Costs, prior to any such transfer or act.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

## **G. REDUCTION OF ASSESSMENTS**

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/ or related reimbursement agreement, resulting in excess proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, and the case may be, and such excess proceeds are applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in any applicable indenture of trust or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.
2. If all the Authorized Improvements are not undertaken, resulting in excess proceeds being available to redeem Bonds and/ or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce

obligations under a reimbursement agreement, as the case may be, as provided in any applicable indenture of trust or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or pay obligations under a reimbursement agreement, including interest on the Bonds and/or interest due under reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or pay obligations under a reimbursement agreement, including interest on the Bonds and/ or interest due under reimbursement agreement and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

## **H. PAYMENT OF ASSESSMENTS**

### **1. Payment in Full**

- (a) The Assessment for any Parcel (excluding the Maintenance Assessment) may be paid in full at any time. Such payment shall include all Prepayment Costs. If Bonds are issued, and prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under any applicable indenture of trust, net of any other costs applicable to the redemption of such Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with any indenture of trust, if applicable, or other relevant PID documents; whereupon, the Assessment shall be reduced to zero and the Assessment Roll revised accordingly, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate. The Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan update. The City shall provide owner with a recordable notice of the termination of the Assessment. The City Manager or their designee is hereby authorized to execute any such notice or other lien release documents.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the

partial payment is made.

- (e) Any payment of Assessment in full, or in part, does not preclude the obligation of paying the Maintenance Assessment. Any parcel, the assessment of which is paid in full or in part, shall continue to pay the Maintenance Assessment.

## **2. Payment in Annual Installments**

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Prepayment Reserve and Delinquency Reserve. Payment of the Annual Installments shall commence as set forth herein.

### Phase #1

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, if such Bonds are issued by the City, or (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.10% for years 1 through 5 and 5.10% thereafter. Unless and until the City issues Bonds secured by Assessments levied against the Phase #1 Assessed Property, the interest on the Phase #1 Reimbursement Agreement shall be paid based on an interest rate of 5.10% per annum for years 1 through 5 and 5.10% per annum following the fifth Annual Installment in accordance with the Phase #1 Reimbursement Agreement. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 3.10%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #1 Assessment Roll. Upon the issuance of Bonds for the Phase #1 Improvements, the Phase #1 Reimbursement Agreement shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Phase #1 Assessment Roll.

### Phase #2

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, if such Bonds are issued by the City, or (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index

rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Phase #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.45% for years 1 through 5 and 4.45% thereafter. Unless and until the City issues Bonds secured by Assessments levied against the Phase #2 Assessed Property, the interest on the Phase #2 Reimbursement Agreement shall be paid based on an interest rate of 4.45% per annum for years 1 through 5 and 4.45% per annum following the fifth Annual Installment in accordance with the Phase #2 Reimbursement Agreement. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 2.45%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll. Upon the issuance of Bonds for the Phase #2 Improvements, the Phase #2 Reimbursement Agreement shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Phase #2 Assessment Roll.

### Phase #3

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, if such Bonds are issued by the City, or (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Phase #3 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an estimated interest rate of 6.26% for years 1 through 5 and 6.26% thereafter. Unless and until the City issues Bonds secured by Assessments levied against the Phase #3 Assessed Property, the interest on the Phase #3 Reimbursement Agreement shall be paid based on an estimated interest rate of 6.26% per annum for years 1 through 5 and 6.26% per annum following the fifth Annual Installment in accordance with the Phase #3 Reimbursement Agreement. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 4.26%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #3 Assessment Roll. Upon the issuance of Bonds for the Phase #3 Improvements, the Phase #3 Reimbursement Agreement shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Phase #3 Assessment Roll.

The Annual Installments shall be reduced to equal the actual costs of repaying the obligations and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act, Chapter 1207 of the Texas Government Code or any other applicable authority provided by the laws of the State of Texas. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be

produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in any ordinance and/or indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

## **I. COLLECTION OF ANNUAL INSTALLMENTS**

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits or available funds applied under the applicable indenture of trust, including capitalized interest, interest earnings on any account balances, and any other funds available to the PID for such purpose, and including any existing deposits to a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

The collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #1 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #1 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year. Collection of the Assessments commenced for Forty-one (41) Lots withing Phase #1 with the issuance of building permits as of June 30, 2020. Collection of the Assessments commenced for fifty-five (55) Lots withing Phase #1 with the issuance of building permits as of June 30, 2021. Collection of the Assessments on the remaining two (2) Lots will be triggered in 2022-2023 following the expiration of two years from the date of the levy of Assessments on the Phase #1 Assessed Property

The collection of the first Annual Installment for a Phase #2 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #2 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #2 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the



expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun, shall be due by January 31<sup>st</sup> of the following calendar year.

The collection of the first Annual Installment for a Phase #3 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #3 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Parcel for which collection has begun, shall be due by January 31<sup>st</sup> of the following calendar year.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

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## ***VII. THE ASSESSMENT ROLL***

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### **A. PHASE #1 ASSESSMENT ROLL**

The Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #1 Improvements. Table VII-A summarizes the \$374,055 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Improvements. The amount of the Phase #1 Reimbursement Agreement for the Phase #1 Improvements is \$374,055, which is equal to the benefit received by the Phase #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #1 Assessed Property is \$374,055 plus Administrative Expenses and Maintenance Assessment. The Assessment for each Phase #1 Assessed Property is calculated based on the allocation methodologies described in Section V.C and is summarized in the Phase #1 Assessment Roll. The Phase #1 Assessment Roll is attached hereto as Appendix F.

**Table VII-A**  
**Phase #1**  
**Special Benefit Summary**

<b>Special Benefit</b>	<b>Total Cost</b>
Total Authorized Improvements <sup>1</sup>	\$374,055
<b>Total Special Benefit</b>	<b>\$374,055</b>
<b>Special Benefit:</b>	
Total Special Benefit	\$374,055
Projected Special Assessment	\$374,055
<b>Excess Benefit</b>	<b>\$0</b>

<sup>1</sup>See Table III-B for details.

### **B. PHASE #2 ASSESSMENT ROLL**

The Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #2 Improvements. Table VII-B summarizes the \$482,718 in special benefit received by the Phase #2 Assessed Property from the Phase #2 Improvements. The amount of the Phase #2 Reimbursement Agreement for the Phase #2 Improvements is \$482,718, which is equal to the benefit received by the Phase #2 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #2 Assessed Property is \$482,718 plus Administrative Expenses and Maintenance Assessment. The Assessment for each Phase #2 Assessed Property is calculated based on the allocation methodologies described in Section V.C and is summarized in the Phase #2 Assessment Roll. The Phase #2 Assessment Roll is attached hereto as Appendix G.

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**Table VII-B**  
**Phase #2**  
**Special Benefit Summary**

<b>Special Benefit</b>	<b>Total Cost</b>
Total Authorized Improvements <sup>1</sup>	\$482,718
<b>Total Special Benefit</b>	<b>\$482,718</b>
<b>Special Benefit:</b>	
Total Special Benefit	\$482,718
Projected Special Assessment	\$482,718
<b>Excess Benefit</b>	<b>\$0</b>

<sup>1</sup>See Table III-C for details.

### **C. PHASE #3 ASSESSMENT ROLL**

The Phase #3 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #3 Improvements. Table VII-C summarizes the \$623,317 in special benefit received by the Phase #3 Assessed Property from the Phase #3 Improvements. The amount of the Phase #3 Reimbursement Agreement for the Phase #3 Improvements is \$603,317, which is less than the benefit received by the Phase #3 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #3 Assessed Property is \$603,317 plus Administrative Expenses and Maintenance Assessment. The Assessment for each Phase #3 Assessed Property is calculated based on the allocation methodologies described in Section V.C and is summarized in the Phase #3 Assessment Roll. The Phase #3 Assessment Roll is attached hereto as Appendix H.

**Table VII-C**  
**Phase #3**  
**Special Benefit Summary**

<b>Special Benefit</b>	<b>Total Cost</b>
Total Authorized Improvements <sup>1</sup>	\$603,317
Total Other Costs	\$20,000
<b>Total Special Benefit</b>	<b>\$623,317</b>
<b>Special Benefit:</b>	
Total Special Benefit	\$623,317
Projected Special Assessment	\$603,317
<b>Excess Benefit</b>	<b>\$20,000</b>

<sup>1</sup>See Table III-D for details.

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#### **D. FUTURE PHASES ASSESSMENT ROLL**

As Future Phases are developed, this Service and Assessment Plan will be updated to determine the Assessment for each Parcel located within the Phase (e.g., Appendix H will be added).

#### **E. ANNUAL ASSESSMENT ROLL UPDATES**

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Rolls in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

If Bonds are issued, the Assessment Roll shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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## ***VIII. MISCELLANEOUS PROVISIONS***

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### **A. ADMINISTRATIVE REVIEW**

The City may elect to designate a third party to serve as Administrator at any time in the City's sole discretion. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator. The current PID Administrator is MuniCap, Inc.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. If the Owner fails to give such notice, such Owner shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act or other applicable laws. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

### **B. TERMINATION OF ASSESSMENTS**

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments, Prepayment Costs and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

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### **C. AMENDMENTS**

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

To the extent permitted by the PID Act, the City Council reserves the right to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:

(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan, and (iv) as may be required by the Attorney General of Texas in connection with the issuance of any series of Bonds.

### **D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS**

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein; such interpretations and determinations shall be conclusive

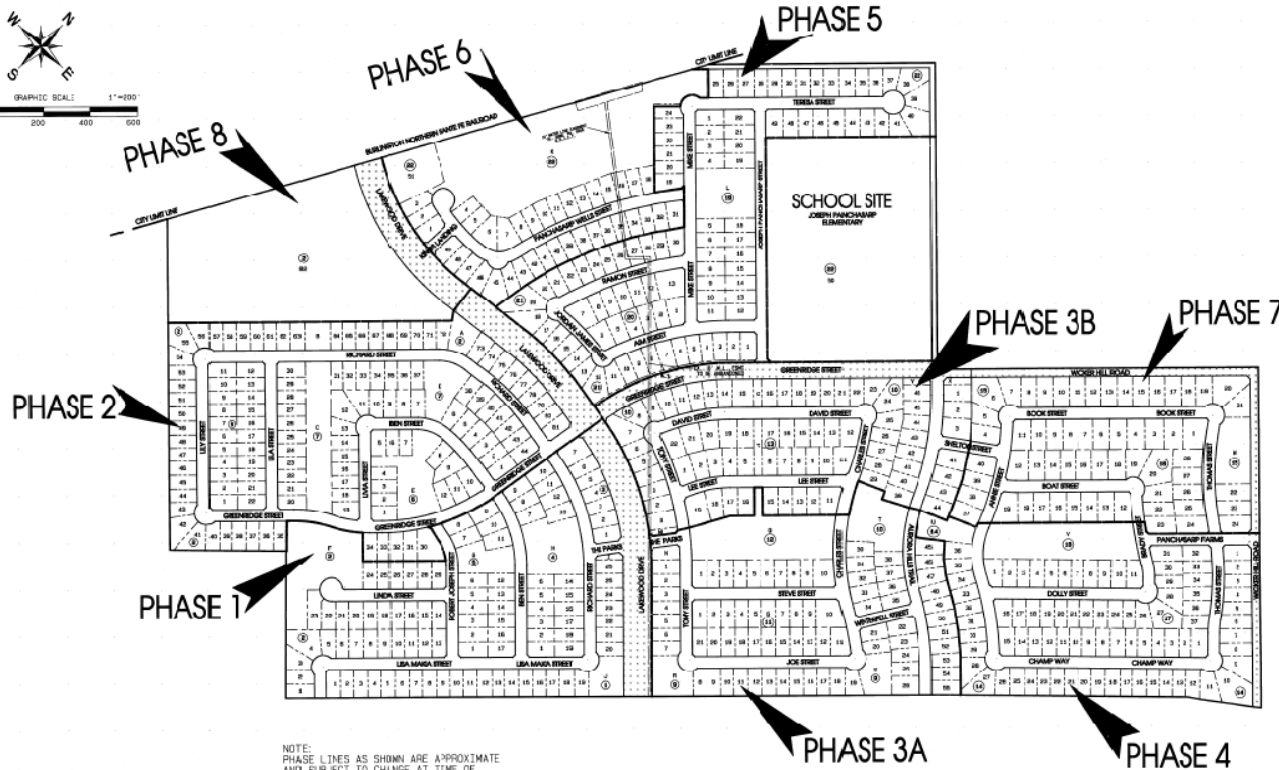
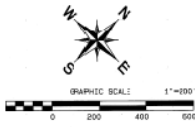
### **E. SEVERABILITY**

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

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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**APPENDIX A**  
**THE PID MAP**



NOTE:  
PHASE LINES AS SHOWN ARE APPROXIMATE  
AND SUBJECT TO CHANGE AT TIME OF  
FINAL PLATTING.

#### DEVELOPMENT SUMMARY

PARCEL	LOT TYPE	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F	TYPE G	TYPE H	TYPE I	TYPE J	TYPE K	TYPE L	TYPE M	TYPE N	TYPE O	TYPE P	TYPE Q	TYPE R	TYPE S	TYPE T	TYPE U	TYPE V	TYPE W	TYPE X	TYPE Y	TYPE Z	TYPE AA	TYPE AB	TYPE AC	TYPE AD	TYPE AE	TYPE AF	TYPE AG	TYPE AH	TYPE AI	TYPE AJ	TYPE AK	TYPE AL	TYPE AM	TYPE AN	TYPE AO	TYPE AP	TYPE AQ	TYPE AR	TYPE AS	TYPE AT	TYPE AU	TYPE AV	TYPE AW	TYPE AX	TYPE AY	TYPE AZ	TYPE BA	TYPE BB	TYPE BC	TYPE BD	TYPE BE	TYPE BF	TYPE BG	TYPE BH	TYPE BI	TYPE BJ	TYPE BK	TYPE BL	TYPE BM	TYPE BN	TYPE BO	TYPE BP	TYPE BQ	TYPE BR	TYPE BS	TYPE BT	TYPE BU	TYPE BV	TYPE BW	TYPE BX	TYPE BY	TYPE BZ	TYPE CA	TYPE CB	TYPE CC	TYPE CD	TYPE CE	TYPE CF	TYPE CG	TYPE CH	TYPE CI	TYPE CJ	TYPE CK	TYPE CL	TYPE CM	TYPE CN	TYPE CO	TYPE CP	TYPE CQ	TYPE CR	TYPE CS	TYPE CT	TYPE CU	TYPE CV	TYPE CW	TYPE CX	TYPE CY	TYPE CZ	TYPE DA	TYPE DB	TYPE DC	TYPE DD	TYPE DE	TYPE DF	TYPE DG	TYPE DH	TYPE DI	TYPE DJ	TYPE DK	TYPE DL	TYPE DM	TYPE DN	TYPE DO	TYPE DP	TYPE DQ	TYPE DR	TYPE DS	TYPE DT	TYPE DU	TYPE DV	TYPE DW	TYPE DX	TYPE DY	TYPE DZ	TYPE EA	TYPE EB	TYPE EC	TYPE ED	TYPE EE	TYPE EF	TYPE EG	TYPE EH	TYPE EI	TYPE EJ	TYPE EK	TYPE EL	TYPE EM	TYPE EN	TYPE EO	TYPE EP	TYPE EQ	TYPE ER	TYPE ES	TYPE ET	TYPE EU	TYPE EV	TYPE EW	TYPE EX	TYPE EY	TYPE EZ	TYPE FA	TYPE FB	TYPE FC	TYPE FD	TYPE FE	TYPE FF	TYPE FG	TYPE FH	TYPE FI	TYPE FJ	TYPE FK	TYPE FL	TYPE FM	TYPE FN	TYPE FO	TYPE FP	TYPE FQ	TYPE FR	TYPE FS	TYPE FT	TYPE FU	TYPE FV	TYPE FW	TYPE FX	TYPE FY	TYPE FZ	TYPE GA	TYPE GB	TYPE GC	TYPE GD	TYPE GE	TYPE GF	TYPE GG	TYPE GH	TYPE GI	TYPE GJ	TYPE GK	TYPE GL	TYPE GM	TYPE GN	TYPE GO	TYPE GP	TYPE GQ	TYPE GR	TYPE GS	TYPE GT	TYPE GU	TYPE GV	TYPE GW	TYPE GX	TYPE GY	TYPE GZ	TYPE HA	TYPE HB	TYPE HC	TYPE HD	TYPE HE	TYPE HF	TYPE HG	TYPE HH	TYPE HI	TYPE HJ	TYPE HK	TYPE HL	TYPE HM	TYPE HN	TYPE HO	TYPE HP	TYPE HQ	TYPE HR	TYPE HS	TYPE HT	TYPE HU	TYPE HV	TYPE HW	TYPE HX	TYPE HY	TYPE HZ	TYPE IA	TYPE IB	TYPE IC	TYPE ID	TYPE IE	TYPE IF	TYPE IG	TYPE IH	TYPE II	TYPE IJ	TYPE IK	TYPE IL	TYPE IM	TYPE IN	TYPE IO	TYPE IP	TYPE IQ	TYPE IR	TYPE IS	TYPE IT	TYPE IU	TYPE IV	TYPE IW	TYPE IX	TYPE IY	TYPE IZ	TYPE JA	TYPE JB	TYPE JC	TYPE JD	TYPE JE	TYPE JF	TYPE JG	TYPE JH	TYPE JI	TYPE JJ	TYPE JK	TYPE JL	TYPE JM	TYPE JN	TYPE JO	TYPE JP	TYPE JQ	TYPE JR	TYPE JS	TYPE JT	TYPE JU	TYPE JV	TYPE JW	TYPE JX	TYPE JY	TYPE JZ	TYPE KA	TYPE KB	TYPE KC	TYPE KD	TYPE KE	TYPE KF	TYPE KG	TYPE KH	TYPE KI	TYPE KJ	TYPE KK	TYPE KL	TYPE KM	TYPE KN	TYPE KO	TYPE KP	TYPE KQ	TYPE KR	TYPE KS	TYPE KT	TYPE KU	TYPE KV	TYPE KW	TYPE KX	TYPE KY	TYPE KZ	TYPE LA	TYPE LB	TYPE LC	TYPE LD	TYPE LE	TYPE LF	TYPE LG	TYPE LH	TYPE LI	TYPE LJ	TYPE LK	TYPE LM	TYPE LN	TYPE LO	TYPE LP	TYPE LQ	TYPE LR	TYPE LS	TYPE LT	TYPE LU	TYPE LV	TYPE LW	TYPE LX	TYPE LY	TYPE LZ	TYPE MA	TYPE MB	TYPE MC	TYPE MD	TYPE ME	TYPE MF	TYPE MG	TYPE MH	TYPE MI	TYPE MJ	TYPE MK	TYPE ML	TYPE MM	TYPE MN	TYPE MO	TYPE MP	TYPE MQ	TYPE MR	TYPE MS	TYPE MT	TYPE MU	TYPE MV	TYPE MW	TYPE MX	TYPE MY	TYPE MZ	TYPE NA	TYPE NB	TYPE NC	TYPE ND	TYPE NE	TYPE NF	TYPE NG	TYPE NH	TYPE NI	TYPE NJ	TYPE NK	TYPE NL	TYPE NM	TYPE NN	TYPE NO	TYPE NP	TYPE NQ	TYPE NR	TYPE NS	TYPE NT	TYPE NU	TYPE NV	TYPE NW	TYPE NX	TYPE NY	TYPE NZ	TYPE OA	TYPE OB	TYPE OC	TYPE OD	TYPE OE	TYPE OF	TYPE OG	TYPE OH	TYPE OI	TYPE OJ	TYPE OK	TYPE OL	TYPE OM	TYPE ON	TYPE OO	TYPE OP	TYPE OQ	TYPE OR	TYPE OS	TYPE OT	TYPE OU	TYPE OV	TYPE OW	TYPE OX	TYPE OY	TYPE OZ	TYPE PA	TYPE PB	TYPE PC	TYPE PD	TYPE PE	TYPE PF	TYPE PG	TYPE PH	TYPE PI	TYPE PJ	TYPE PK	TYPE PL	TYPE PM	TYPE PN	TYPE PO	TYPE PP	TYPE PQ	TYPE PR	TYPE PS	TYPE PT	TYPE PU	TYPE PV	TYPE PW	TYPE PX	TYPE PY	TYPE PZ	TYPE QA	TYPE QB	TYPE QC	TYPE QD	TYPE QE	TYPE QF	TYPE QG	TYPE QH	TYPE QI	TYPE QJ	TYPE QK	TYPE QL	TYPE QM	TYPE QN	TYPE QO	TYPE QP	TYPE QQ	TYPE QR	TYPE QS	TYPE QT	TYPE QU	TYPE QV	TYPE QW	TYPE QX	TYPE QY	TYPE QZ	TYPE RA	TYPE RB	TYPE RC	TYPE RD	TYPE RE	TYPE RF	TYPE RG	TYPE RH	TYPE RI	TYPE RJ	TYPE RK	TYPE RL	TYPE RM	TYPE RN	TYPE RO	TYPE RP	TYPE RQ	TYPE RR	TYPE RS	TYPE RT	TYPE RU	TYPE RV	TYPE RW	TYPE RX	TYPE RY	TYPE RZ	TYPE SA	TYPE SB	TYPE SC	TYPE SD	TYPE SE	TYPE SF	TYPE SG	TYPE SH	TYPE SI	TYPE SJ	TYPE SK	TYPE SL	TYPE SM	TYPE SN	TYPE SO	TYPE SP	TYPE SQ	TYPE SR	TYPE SS	TYPE ST	TYPE SU	TYPE SV	TYPE SW	TYPE SX	TYPE SY	TYPE SZ	TYPE TA	TYPE TB	TYPE TC	TYPE TD	TYPE TE	TYPE TF	TYPE TG	TYPE TH	TYPE TI	TYPE TJ	TYPE TK	TYPE TL	TYPE TM	TYPE TN	TYPE TO	TYPE TP	TYPE TQ	TYPE TR	TYPE TS	TYPE TT	TYPE TU	TYPE TV	TYPE TW	TYPE TX	TYPE TY	TYPE TZ	TYPE UA	TYPE UB	TYPE UC	TYPE UD	TYPE UE	TYPE UF	TYPE UG	TYPE UH	TYPE UI	TYPE UJ	TYPE UK	TYPE UL	TYPE UM	TYPE UN	TYPE UO	TYPE UP	TYPE UQ	TYPE UR	TYPE US	TYPE UT	TYPE UY	TYPE UZ	TYPE VA	TYPE VB	TYPE VC	TYPE VD	TYPE VE	TYPE VF	TYPE VG	TYPE VH	TYPE VI	TYPE VJ	TYPE VK	TYPE VL	TYPE VM	TYPE VN	TYPE VO	TYPE VP	TYPE VQ	TYPE VR	TYPE VS	TYPE VT	TYPE VU	TYPE VV	TYPE VW	TYPE VX	TYPE VY	TYPE VZ	TYPE WA	TYPE WB	TYPE WC	TYPE WD	TYPE WE	TYPE WF	TYPE WG	TYPE WH	TYPE WI	TYPE WJ	TYPE WK	TYPE WL	TYPE WM	TYPE WN	TYPE WO	TYPE WP	TYPE WQ	TYPE WR	TYPE WS	TYPE WT	TYPE WU	TYPE WV	TYPE WW	TYPE WX	TYPE WY	TYPE WZ	TYPE XA	TYPE XB	TYPE XC	TYPE XD	TYPE XE	TYPE XF	TYPE XG	TYPE XH	TYPE XI	TYPE XJ	TYPE XK	TYPE XL	TYPE XM	TYPE XN	TYPE XO	TYPE XP	TYPE XQ	TYPE XR	TYPE XS	TYPE XT	TYPE XU	TYPE XV	TYPE XW	TYPE XX	TYPE XY	TYPE XZ	TYPE YA	TYPE YB	TYPE YC	TYPE YD	TYPE YE	TYPE YF	TYPE YG	TYPE YH	TYPE YI	TYPE YJ	TYPE YK	TYPE YL	TYPE YM	TYPE YN	TYPE YO	TYPE YP	TYPE YQ	TYPE YR	TYPE YS	TYPE YT	TYPE YU	TYPE YV	TYPE YW	TYPE YX	TYPE YY	TYPE YZ	TYPE ZA	TYPE ZB	TYPE ZC	TYPE ZD	TYPE ZE	TYPE ZF	TYPE ZG	TYPE ZH	TYPE ZI	TYPE ZJ	TYPE ZK	TYPE ZL	TYPE ZM	TYPE ZN	TYPE ZO	TYPE ZP	TYPE ZQ	TYPE ZR	TYPE ZS	TYPE ZT	TYPE ZU	TYPE ZV	TYPE ZW	TYPE ZX	TYPE ZY	TYPE ZZ
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LOT TYPE	DESCRIPTION
SP	Single Family
M-F	Multi-Family
COM	Commercial

PKY DIRECTION	STREET NAME	STREET TYPE/ROW	R-O-W
N-S	FLAMEWOOD DRIVE	80' ROW	7' ROW
N-S	GREENWOOD STREET	70' ROW	7' ROW
N-S	WINDY HILL ROAD	70' ROW	7' ROW
N-S	LOCAL STREET	50' ROW	7' ROW
TOTAL ROW DECK/FT			

PRELIMINARY: THIS DOCUMENT SHALL NOT BE REPRODUCED FOR ANY PURPOSES, AND SHALL NOT BE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. LEGAL FOR: F-0044, N-0000, S-0000, E-0000, W-0000.

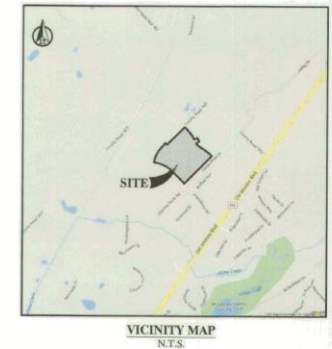
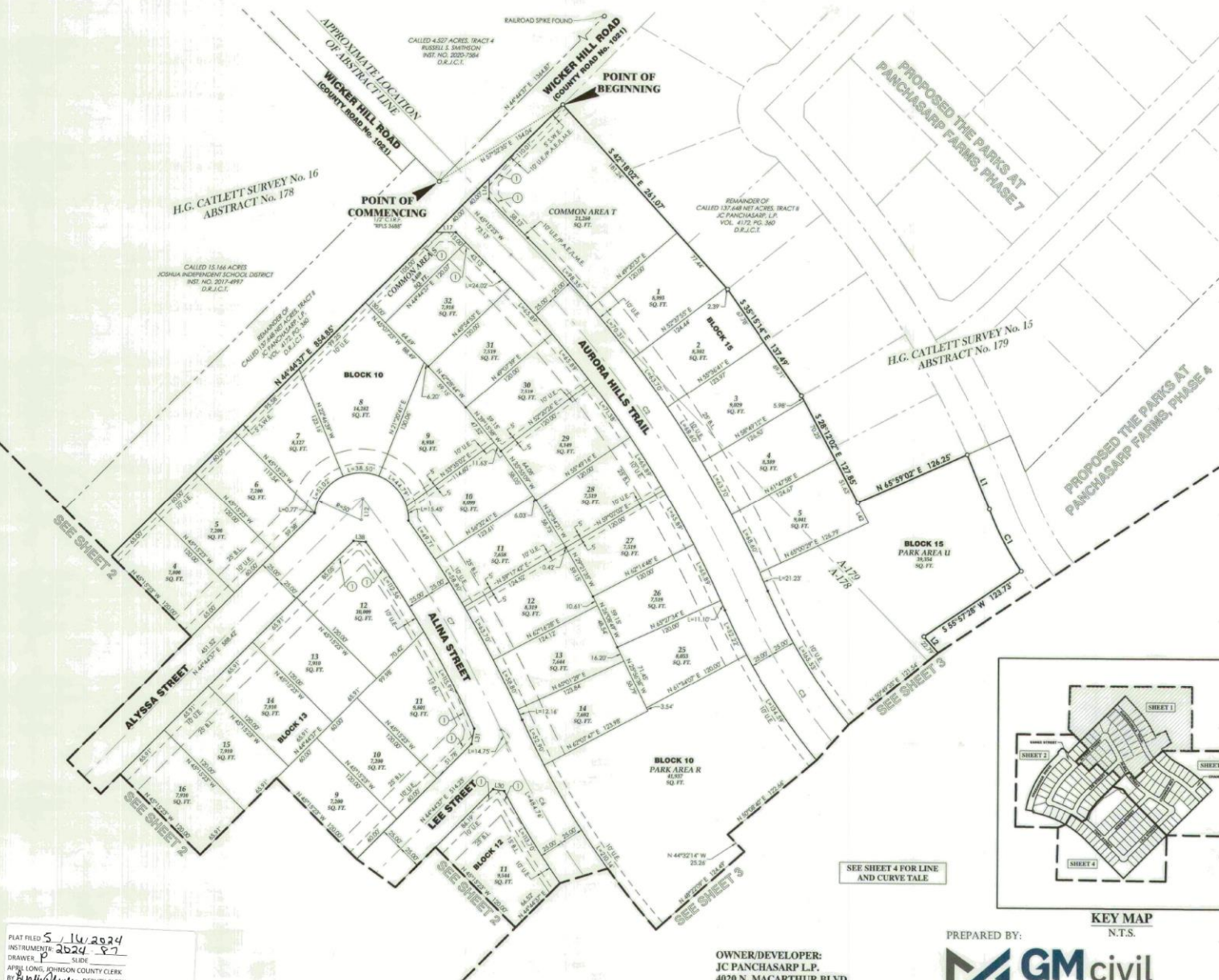
**GOODWIN MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2444 McKinney Blvd., Suite 1000, Dallas, Texas 75201  
Phone: 972.358.4070  
FAX: 972.358.4070  
TIME REGISTRATION # F-0044  
T-0000 # 1000700

OWNER/DEVELOPER:  
PANCHASARP J.C.L.P.  
4020 N. MACARTHUR BLVD.  
STE. 120-278  
IRVING, TX 75038

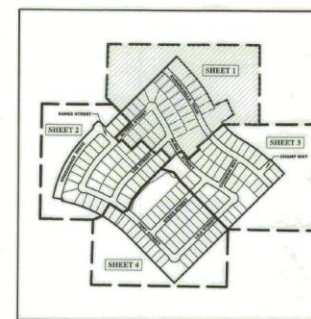
**PRELIMINARY PLAT FOR THE PARKS AT PANCHASARP FARMS PHASES 1-8**  
223.871 ACRES  
SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179  
H.G. CATLETT SURVEY, ABSTRACT NO. 178  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
659 SINGLE FAMILY LOTS  
31 OPEN SPACE LOTS

OCTOBER, 2016  
EXISTING ZONING: PD PLANNED DEVELOPMENT





LEGEND	
SQ. FT.	SQUARE FEET
INSI. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BOOK	BOOK
PAGE	PAGE
D.R.I.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.I.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
R.F.	RICH ROD FOUND
R.P.F.	RICH PIPE FOUND
C.R.F.	CAPPED RICH ROD FOUND
C.R.S.	CAPPED RICH ROD SET (FORMER)
R.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.W.E.	SCREENING WALL EASEMENT
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
O	1/2" CAPPED RICH ROD SET UNLESS OTHERWISE NOTED
---	BOUNDARY
---	ADJUNCTION
---	EASEMENTS
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE



SEE SHEET 4 FOR LINE AND CURVE DATA

PLAT FILED 5/14/2024  
INSTRUMENT NO. 2024-87  
DRAWN BY SLIDE  
APPROVED BY JOHNSON COUNTY CLERK  
BY *Barbara Shumaker*, DEPUTY CLERK

OWNER/DEVELOPER:  
JC PANCHASARP L.P.  
4020 N. MACARTHUR BLVD.  
STE 122-278  
IRVING, TX 75038

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2008 SW Corporate Plaza, Suite 100  
Irving, TX 75039  
Tel: 972-437-4375  
Fax: 972-437-4376  
Email: info@gmcivil.com

**FINAL PLAT**  
OF  
**THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B**  
BEING  
43.001 ACRES  
SITUATED IN THE  
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178  
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
152 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS  
Date: May 2024

CASE NO. 22-056

SHEET 1 OF 5



H.G. CATLETT SURVEY No. 16  
ABSTRACT No. 178

REMAINDER OF  
CALLED 10.486 NET ACRES TRACTS  
JC PANCHASARP L.P.  
VOL. 4172, PG. 340  
D.R.J.C.T.

10' WATER EASEMENT  
PER BK. 2886, PG. 5  
D.R.J.C.T.

GREENRIDGE DRIVE  
R=156.00 L=598.08' 33°15'23"  
CL=127.31' 2" CL=186.12'

LAKEWOOD DRIVE  
75' R/W  
RST. NO. 2024-113  
P.R.J.C.T.

10' WATER EASEMENT  
PER RST. NO. 2024-113  
P.R.J.C.T.

CALLED 15.146 ACRES  
JOSHUA INDEPENDENT SCHOOL DISTRICT  
RST. NO. 2017-497  
D.R.J.C.T.

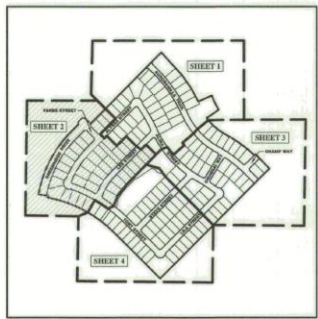
REMAINDER OF  
CALLED 10.486 NET ACRES TRACTS  
JC PANCHASARP L.P.  
VOL. 4172, PG. 340  
D.R.J.C.T.

OWNER/DEVELOPER:  
JC PANCHASARP L.P.  
4020 N. MACARTHUR BLVD.  
STE 122-278  
IRVING, TX 75038

PREPARED BY:



CASE NO. 22-056



KEY MAP  
N.T.S.



GRAPHIC SCALE  
0 50 100 150

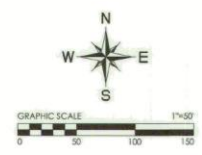
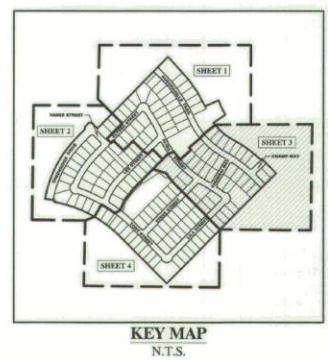
FINAL PLAT  
OF  
THE PARKS AT PANCHASARP  
FARMS, PHASE 3A & 3B

BEING  
43.001 ACRES  
SITUATED IN THE  
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178  
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
152 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS  
Date: April 2024

SHEET 2 of 5

PLAT FILED: 5/16/2024  
INSTRUMENT: 2024 87  
DRAWER: P SLIDE  
APPROVED: APRIL LONG, JOHNSON COUNTY CLERK  
BY: *April Rhinex* DEPUTY CLERK





SEE SHEET 4 FOR LINE  
AND CURVE TABLE

PLAT FILED: 5/14/2024  
INSTRUMENT: 2024-077  
DRAWN: P. SLIDE  
APPROVED: LONG, JOHNSON COUNTY CLERK  
BY: *Barbara Shumaker*, DEPUTY CLERK

OWNER/DEVELOPER:  
JC PANCHASARP L.P.  
4020 N. MACARTHUR BLVD.  
STE 122-278  
IRVING, TX 75038

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
1000 W. Greenway Street, Suite 1000  
Irving, TX 75038  
Tel: 972-433-4333  
Fax: 972-433-4334

**FINAL PLAT**  
OF  
**THE PARKS AT PANCHASARP**  
**FARMS, PHASE 3A & 3B**  
BEING  
43.001 ACRES  
SITUATED IN THE  
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178  
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
152 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS  
Date: April 2024

CASE NO. 22-056

SHEET 3 of 5



PLAT FILED S / 14/2024  
 INSTRUMENT# 2024-87  
 DRAWER P SLIDE  
 APPL. LONG, JOHNSON COUNTY CLERK  
 BY Paula Shuler DEPUTY CLERK

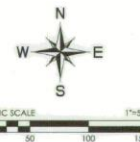
OWNER/DEVELOPER:  
 JC PANCHASARP L.P.  
 4020 N. MACARTHUR BLVD.  
 STE 122-278  
 IRVING, TX 75038

PREPARED BY:



CASE NO. 22-056

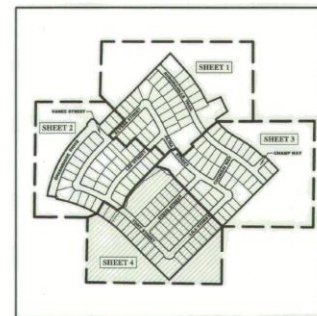
SHEET 4 of 5



LINE #	BEARING	DISTANCE
1	S22°29'39"E	62.19
2	S41°45'51"E	77.71
3	S48°34'26"E	70.87
4	S57°09'37"E	75.09
5	S40°02'38"E	59.15
6	S5°27'54"E	54.22
7	S54°23'09"E	59.15
8	S51°10'23"E	59.15
9	S47°01'22"E	62.99
10	N43°05'18"E	12.55
11	N33°09'38"W	21.48
12	N30°03'42"E	22.78
13	N67°14'00"E	22.27
14	N00°06'31"W	21.21
15	N67°05'39"E	21.77
16	N00°13'23"W	21.21
17	N89°44'37"E	14.14
18	N89°05'54"E	14.62
19	N00°09'10"E	14.00
20	N07°44'00"E	13.91
21	N19°46'47"W	14.01

LINE #	BEARING	DISTANCE
122	N76°22'35"E	14.26
123	N12°12'13"W	14.36
124	N02°51'23"W	13.32
125	N88°33'29"E	14.14
126	N00°56'31"W	14.14
127	N88°33'29"E	14.14
128	N83°32'57"E	15.62
129	N04°33'52"W	13.05
130	N81°33'09"W	11.84
131	N09°59'14"E	16.43
132	N19°07'35"W	15.53
133	N49°58'19"E	13.11
134	N04°38'25"W	13.70
135	N00°15'23"W	14.14
136	N00°15'23"W	21.21
137	N88°44'37"E	14.14
138	N85°47'44"W	13.01
139	N35°07'38"W	51.31
140	N88°44'37"E	21.21
141	S38°04'34"W	6.22
142	N08°12'02"W	24.03

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	325.00'	74.08'	13°03'33"	S27°00'46"E	73.91'
C2	1200.00'	445.21'	21°15'27"	N49°07'40"W	442.67'
C3	650.00'	417.73'	38°49'17"	N42°04'33"W	410.58'
C4	1200.00'	329.07'	18°42'40"	N02°02'53"W	328.04'
C5	1200.00'	224.51'	10°43'10"	N03°23'23"W	224.18'
C6	900.00'	670.88'	38°20'37"	N42°04'41"W	561.36'
C7	1200.00'	265.35'	13°03'27"	N01°13'07"W	264.67'
C8	780.00'	344.32'	28°17'32"	N02°05'50"E	341.53'
C9	1205.00'	591.19'	28°04'37"	S09°09'49"E	585.28'
C10	490.00'	236.01'	27°49'51"	N09°47'41"E	235.46'
C11	940.00'	576.17'	34°23'15"	N27°32'59"E	567.56'
C12	48.50'	31.55'	50°14'02"	S19°26'23"W	30.99'
C13	91.50'	44.51'	27°52'07"	S14°44'23"W	44.07'
C14	456.82'	57.86'	7°35'31"	S32°28'09"W	57.82'
C15	291.32'	45.04'	8°51'08"	S40°41'24"W	44.99'
C16	58.50'	23.56'	22°05'30"	S34°04'12"W	22.47'
C17	43.50'	28.03'	36°55'07"	S24°11'11"W	27.55'
C18	40.00'	77.59'	74°05'32"	N41°13'33"W	72.30'



KEY MAP  
 N.T.S.

# FINAL PLAT OF **THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B**

BEING  
 43.001 ACRES  
 SITUATED IN THE  
 H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178  
 H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179  
 CITY OF BURLESON, JOHNSON COUNTY, TEXAS  
 152 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS  
 Date: April 2024



# PROPERTY DESCRIPTION

STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS, JC Panchasarp, L.P. (A Texas Limited Partnership) as owner of that certain lot, tract, or parcel of land, situated in a portion of the G. Catlett Survey No. 15, Abstract No. 179 and the G. Catlett Survey No. 16, Abstract No. 178, City of Burleson, Johnson County, Texas, being part of that certain tract called 137.648 net acre tract described as Tract I in a deed to JC Panchasarp recorded in Volume No. 2020-7984 (PRUCT) and being on the corner of said 137.648 net acre tract, from which a railroad grade found for the most northerly corner of said 137.648 net acre tract and at the intersection of a band of Wilcox Hill Road bears North 44 deg. 44 min. 35 sec. East - 1,364.87 feet;

THENCE North 37 deg. 53 min. 35 sec. East departing said deed line, a distance of 184.04 feet to a 1/2" capped iron rod set;

THENCE South 42 deg. 18 min. 02 sec. East, a distance of 261.57 feet to a 1/2" capped iron rod set;

THENCE South 33 deg. 15 min. 14 sec. East, a distance of 137.49 feet to a 1/2" capped iron rod set;

THENCE South 28 deg. 12 min. 02 sec. East, a distance of 127.85 feet to a 1/2" capped iron rod set;

THENCE North 65 deg. 59 min. 02 sec. East, a distance of 124.25 feet to a 1/2" capped iron rod set;

THENCE South 22 deg. 29 min. 59 sec. East, a distance of 42.79 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 323.00 feet, a central angle of 13 deg. 03 min. 33 sec., and being subtended by a chord which bears North 27 deg. 30 min. 44 sec. East - 73.91 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 74.28 feet to a 1/2" capped iron rod set;

THENCE South 55 deg. 57 min. 28 sec. West non-tangent to said curve, a distance of 123.73 feet to a 1/2" capped iron rod set;

THENCE South 41 deg. 45 min. 31 sec. East, a distance of 77.21 feet to a 1/2" capped iron rod set;

THENCE South 48 deg. 34 min. 25 sec. East, a distance of 70.87 feet to a 1/2" capped iron rod set;

THENCE South 40 deg. 39 min. 37 sec. East, a distance of 73.91 feet to a 1/2" capped iron rod set;

THENCE South 60 deg. 32 min. 38 sec. East, a distance of 59.35 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 27 min. 54 sec. East, a distance of 54.92 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 23 min. 09 sec. East, a distance of 49.15 feet to a 1/2" capped iron rod set;

THENCE South 51 deg. 10 min. 33 sec. East, a distance of 49.15 feet to a 1/2" capped iron rod set;

THENCE North 47 deg. 51 min. 22 sec. East, a distance of 42.99 feet to a 1/2" capped iron rod set;

THENCE North 43 deg. 35 min. 19 sec. East, a distance of 123.53 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 34 min. 42 sec. East, a distance of 170.00 feet to a 1/2" capped iron rod set in the Southeast line of said 137.648 net acre tract and the Northeast line of Mountain Valley Heights, Phase 1 recorded in Volume 9, Page 98 of the Plat Records of Johnson County, Texas (PRUCT);

THENCE South 43 deg. 35 min. 18 sec. West along said Southeast line and Northwest line, a distance of 118.19 feet to a 5/8" iron pipe found;

THENCE South 44 deg. 33 min. 29 sec. West along said Southeast and Northwest lines, a distance of 1,198.94 feet to a 1/2" capped iron rod set for the most westerly corner of said Mountain Valley Heights, Phase 1 and in the Northeast right-of-way line of Lakewood Drive (120' right of way width) recorded in Instrument No. 2020-113 (PRUCT);

THENCE in a northerly direction departing said Southeast line and continue along said Northeast right-of-way line the following (64') course:

North 43 deg. 04 min. 31 sec. West, a distance of 357.83 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 1,060.00 feet, a central angle of 34 deg. 47' 09" sec., and being subtended by a chord which bears North 45 deg. 30 min. 04 sec. West - 433.72 feet;

Continue in a northerly direction along said curve to the left, a distance of 443.33 feet to a 1/2" capped iron rod set;

North 35 deg. 09 min. 38 sec. West non-tangent to said curve, a distance of 21.48 feet to a 1/2" capped iron rod set;

North 81 deg. 07 min. 46 sec. West, a distance of 70.02 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 995.00 feet, a central angle of 34 deg. 24 min. 22 sec., and being subtended by a chord which bears North 27 deg. 31 min. 35 sec. East - 589.12 feet;

THENCE in a northeasterly direction departing said Northeast right-of-way line and continue along said curve to the right, a distance of 598.06 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 44 min. 37 sec. East tangent to said curve, a distance of 96.89 feet to a 1/2" capped iron rod set;

THENCE North 02 deg. 15 min. 16 sec. West, a distance of 21' 22 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 44 min. 42 sec. East, a distance of 530.00 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most westerly South corner of a called 15.16 acre tract described as a deed to Joshua Independence School District recorded in Instrument No. 2017-4997 (DRUCT);

THENCE North 89 deg. 44 min. 37 sec. East along the South line of said 15.16 acre tract, a distance of 21' 22 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most easterly South corner of said 15.16 acre tract;

THENCE South 43 deg. 15 min. 18 sec. East, a distance of 70.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 44 min. 37 sec. East, a distance of 554.85 feet to the POINT OF BEGINNING, containing 1,873.24 square feet or 43.001 acres of land, more or less.

that the JC Panchasarp, L.P. (A Texas Limited Partnership), do hereby assign this plat designating the herebefore described property as THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever of streets, right-of-way, alley and easements shown thereon. The City of any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endorser or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from upon the said easement for the purpose of constructing, reconstructing, inspecting, and putting without the necessity at any time of procuring permission of anyone. The plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the 13<sup>th</sup> day of May 2024

JC Panchasarp, L.P. (A Texas Limited Partnership)  
By: Beyan Pachasarp  
Name: Beyan Pachasarp  
Title: Manager

STATE OF TEXAS  
COUNTY OF JOHNSON  
Before me, the undersigned authority public in and for said County and State, on the day personally appeared Beyan Pachasarp, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 13<sup>th</sup> day of May 2024  
Sherril A. Taylor  
Notary Public, State of Texas  
My commission expires: 4/30/2024



## NOTES:

1. Readings are referenced to Texas State Plane Coordinate System, North Central Zone (4203), North American datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999993375. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
2. According to the Flood Insurance Rate Map (FIRM) panel 48231C0305G, 48231C0405G, 48231C0505G, 48231C0605G, 48231C0705G, 48231C0805G, 48231C0905G, 48231C1005G, 48231C1105G, 48231C1205G, 48231C1305G, 48231C1405G, 48231C1505G, 48231C1605G, 48231C1705G, 48231C1805G, 48231C1905G, 48231C2005G, 48231C2105G, 48231C2205G, 48231C2305G, 48231C2405G, 48231C2505G, 48231C2605G, 48231C2705G, 48231C2805G, 48231C2905G, 48231C3005G, 48231C3105G, 48231C3205G, 48231C3305G, 48231C3405G, 48231C3505G, 48231C3605G, 48231C3705G, 48231C3805G, 48231C3905G, 48231C4005G, 48231C4105G, 48231C4205G, 48231C4305G, 48231C4405G, 48231C4505G, 48231C4605G, 48231C4705G, 48231C4805G, 48231C4905G, 48231C5005G, 48231C5105G, 48231C5205G, 48231C5305G, 48231C5405G, 48231C5505G, 48231C5605G, 48231C5705G, 48231C5805G, 48231C5905G, 48231C6005G, 48231C6105G, 48231C6205G, 48231C6305G, 48231C6405G, 48231C6505G, 48231C6605G, 48231C6705G, 48231C6805G, 48231C6905G, 48231C7005G, 48231C7105G, 48231C7205G, 48231C7305G, 48231C7405G, 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**APPENDIX B**  
**AUTHORIZED IMPROVEMENTS**

# The Parks @ Panchasarp Farms-ph. 3

Construction Cost Estimate  
June 2023

## Phase 3

Item	Activity	Unit	Quantity	Unit Cost	Total Cost
<b>1</b>	<b>Grading</b>				
	Fine Grading / Rototilling	HR	580	\$90.00	\$52,200.00
	<b>Total Grading</b>				<b>\$52,200.00</b>
<b>2</b>	<b>Irrigation</b>				
	Turf areas - Spray Head Irrigation	SF	195,460	\$1.50	\$293,190.00
	Plant Beds - Drip Irrigation	SF	2,000	\$4.00	\$8,000.00
	Controller	EA	6	\$1,000.00	\$6,000.00
	Point of Connection	EA	6	\$5,000.00	\$30,000.00
	<b>Total Irrigation</b>				<b>\$337,190.00</b>
<b>3</b>	<b>Landscaping</b>				
	Native Grass Hydro Seeding	SF	59,400.00	\$0.15	\$8,910.00
	Trees - 3" Cal.	EA	125	\$650.00	\$81,250.00
	Bermuda Grass (Sod)	SF	195,460.00	\$0.65	\$127,049.00
	Ornamental Grasses - 1 Gal.	EA	223	\$25.00	\$5,575.00
	Bend-A-Board	LF	310	\$5.00	\$1,550.00
	Bark Mulch (3" depth)	CY	18	\$75.00	\$1,350.00
	Top Soil - 6" in shrub area	CY	36	\$35.00	\$1,260.00
	Top Soil - 4" in grass area	CY	2,415	\$35.00	\$84,525.00
	Top Soil - 2" in native soil	CY	370	\$35.00	\$12,950.00
	Tree Stakes	EA	125	\$15.00	\$1,875.00
	<b>Total Landscaping / Site Improvements</b>				<b>\$326,294.00</b>
<b>4</b>	<b>Site Furnishings</b>				
	Benches	EA	2	\$1,500.00	\$3,000.00
	Light Bollard (including footing, wire and conduit)	EA	22	\$1,200.00	\$26,400.00
	Trash Receptacles	EA	4	\$1,300.00	\$5,200.00
	Pet Waste Stations	EA	3	\$800.00	\$2,400.00
	Picnic Table	EA	2	\$2,500.00	\$5,000.00
	Bike Rack	EA	2	\$800.00	\$1,600.00
	<b>Total Site Furnishings</b>				<b>\$43,600.00</b>
<b>5</b>	<b>Site Elements</b>				
	Accessible Curb Ramp for Trail Crossing	EA	8	\$2,250.00	\$18,000.00
	Trails / Sidewalk	LF	3,389	\$40.00	\$135,560.00
	2'x2'x7.5' Brick Column	EA	49	\$900.00	\$44,100.00
	6' Brick Thin Wall w/ thin column @ 10' spacing	LF	3,040	\$114.35	\$347,624.00
					<b>\$545,284.00</b>

# The Parks @ Panchasarp Farms-ph. 3

Construction Cost Estimate  
June 2023

Item	Activity	Unit	Quantity	Unit Cost	Total Cost
6	Playground				
	Playground Equipment (incl. sales tax, freight and installation)	LS	1	\$125,000.00	\$125,000.00
	Shade Structure over playground (incl. freight, sales tax, installation)	LS	1	\$20,000.00	\$20,000.00
	Safety Fall Surfacing (Fibar 300 EWF System)	SF	5,000	\$4.50	\$22,500.00
	Synthetic Turf w/ Play Pad along slope	SF	1,000	\$16.00	\$16,000.00
	Pour n Place Rubber Surfacing @ slope sidewalk area	SF	280	\$65.00	\$18,200.00
	14" Concrete Turndown thickened edge (at playground edge)	LF	253	\$40.00	\$10,120.00
	ADA Accesible Concrete Ramp to Playground	SF	30	\$30.00	\$900.00
	Playground Drainage Mat	LS	1	\$4,000.00	\$4,000.00
	Excavation for Playground depth	CY	185	\$30.00	\$5,550.00
Total Site Elements					\$222,270.00

**Sub-Total** **\$1,526,838**

Electrical Engineer Fee Proposal	1,800	\$1,800
Landscape Architect Fee Proposal	23,000	\$23,000
Mobilization	5.0%	\$76,342
Final Cleanup	3.0%	\$45,805
Contingency	10.0%	\$152,684

**Total** **\$1,826,469**

## NOTES:

- 1) The Langvardt Design Group is not a construction estimator or construction contractor, nor should our rendering an opinion of probable construction costs be considered equivalent to the nature and extend of service a construction cost estimator or construction contractor would provide. This opinion is based solely upon our own experience with construction, requiring us to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other other design professionals engaged; the means and methods of construction the contractors will employ, the cost and extend of labor, equipment and materials the contractor will employ: the contractor's techniques in determining prices and market conditions at the time; and other factors over which the design professional has no control. Given the assumptions which must be made, the Langvardt Design Group cannot guarantee the accuracy of our opinion of cost.
- 2) This construction cost estimate is based upon the final site plan dated June 16, 2023
- 3) Construction estimate does not include design fees, permits or fees associated with approvals.
- 4) Common Excavation quantities are an estimate from a preliminary grading plan

**APPENDIX C**  
**DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**



# PARKS AT PANCHASARP FARMS

## Phase 1 Hardscape and Landscape Construction Documents

Developer:

JC PANCHASARP LP  
BEN PANCHASARP  
4020 N. MACARTHUR BOULEVARD, SUITE 122-278  
IRVING, TX 75038  
214.223.9983

Design Consultants:

LANDSCAPE ARCHITECT:  
LANGVARDT DESIGN GROUP  
ERIC LANGVARDT, LA  
328 W. 200 S.  
SALT LAKE CITY, UT 84101  
801.505.8090

CIVIL ENGINEER:  
GOODWIN AND MARSHALL, INC  
MATT GOODWIN  
2405 MUSTANG DRIVE  
GRAPEVINE, TX 76051  
817.328.4373

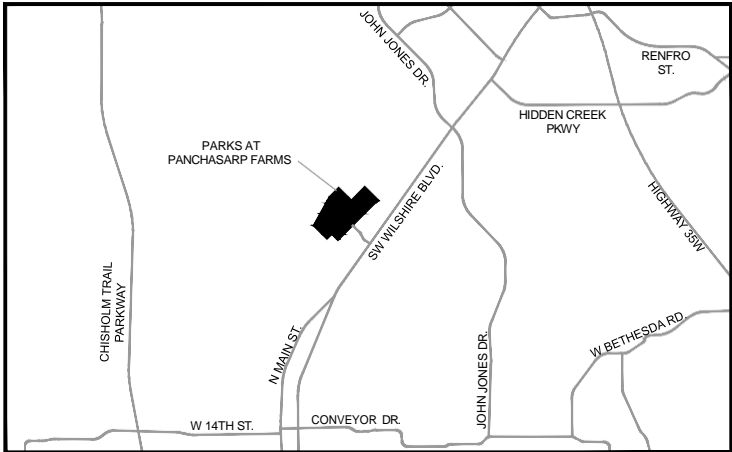
Sheet Index:

Cover	SHEET C1.0	COVER SHEET						
	SHEET H1.0	HARDSCAPE COVER SHEET	SHEET L1.0	LANDSCAPE COVER SHEET	SHEET SW1	THINWALL		
Hardscape	SHEET H2.0	OVERALL HARDSCAPE PLAN	SHEET L2.0	OVERALL LANDSCAPE PLAN	SHEET SW2	THINWALL		
	SHEET H3.0	HARDSCAPE PLAN	SHEET L3.0	LANDSCAPE PLAN	SHEET SW3	THINWALL		
	SHEET H4.0	HARDSCAPE PLAN	SHEET L4.0	LANDSCAPE PLAN				
	SHEET H5.0	HARDSCAPE PLAN	SHEET L5.0	LANDSCAPE PLAN				
	SHEET H6.0	HARDSCAPE PLAN	SHEET L6.0	LANDSCAPE PLAN				
	SHEET H7.0	HARDSCAPE PLAN	SHEET L7.0	LANDSCAPE PLAN				
	SHEET H8.0	HARDSCAPE PLAN	SHEET L8.0	LANDSCAPE PLAN				
	SHEET H9.0	HARDSCAPE DETAILS	SHEET L9.0	LANDSCAPE DETAILS				
	SHEET H10.0	HARDSCAPE DETAILS						
	SHEET H11.0	HARDSCAPE DETAILS						

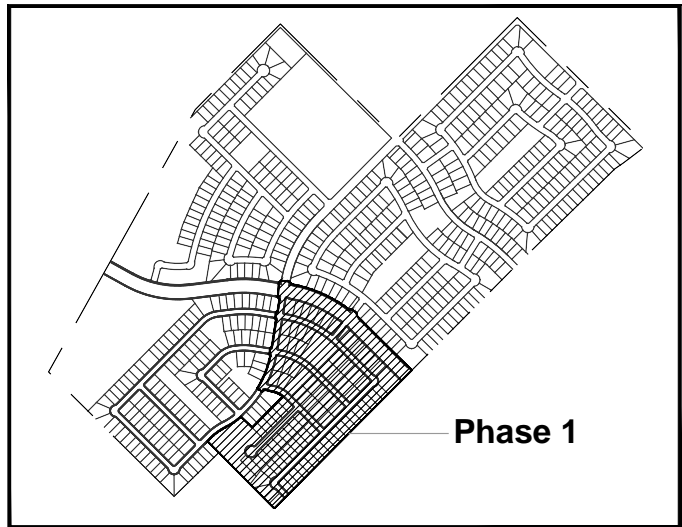
Site Data:

TOTAL SITE AREA:	1,332,170 SF / 30.58 ACRES
PROJECT LANDSCAPE AREA:	334,720 SF / 7.68 ACRES
CITY MAINTAINED LANDSCAPE AREA:	NONE
TOTAL TURF AREA:	79,749 SF / 1.57 ACRES

Vicinity Map:



Phase Key Map:



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE:	JULY 2019
PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
C1.0  
SHEET 1 OF 31

# PARKS AT PANCHASARP FARMS

## Phase 1 Hardscape Construction Documents

### Hardscape Quantities:

	Type	Units	Quantity
<b>Concrete</b>			
OPEN SPACE 5' SIDEWALK	'GREY'	L.F.	753
<b>Masonry Walls</b>			
COMMUNITY ENTRY STONE/WOOD WALL	6'-0"	L.F.	80
COMMUNITY STONE WALL	6'-0"	L.F.	120
SECONDARY STONE WALL	4'-0"	L.F.	45
ENTRY MONUMENT COLUMN	8'-0"	S.F.	36
SCREENING WALL	6'-0"	L.F.	897
SCREENING WALL COLUMN	7'-6"	EA	15
<b>Fencing</b>			
WOOD SPLIT RAIL FENCE	3 RAIL	L.F.	173
LIMESTONE RAIL FENCE COLUMN	STONE	EA	4
<b>Site Furniture</b>			
BENCH	6 FT. BACKLESS	EA	2
LITTER RECEPTACLE	TRASH	EA	1
<b>Recreation Amenities</b>			
MULTI-PURPOSE PLAY LAWN	TURF	SF.	8,834
<b>Edging</b>			
BEND-A-BOARD PLASTIC 2X4 EDGING	EDGING	LF.	2,393

### Note:

- QUANTITIES ARE FOR REFERENCE PURPOSES ONLY.
- WALLS, RAMADAS AND OTHER AMENITIES SHALL BE SUBMITTED TO BUILDING SAFETY FOR REVIEW, APPROVAL, PERMITTING AND INSPECTION

### Construction Notes:

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- COMMUNITY STONE WALL, SEE DETAIL 9, SHEET H9
- SECONDARY STONE WALL, SEE DETAIL 1, SHEET H10
- ENTRY MONUMENT COLUMN, SEE DETAILS 4, SHEET H10
- SPLIT RAIL FENCE SEE DETAILS 7, SHEET H10
- STONE SPLIT RAIL COLUMN SEE DETAIL 7, SHEET H10
- NOT USED
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- LITTER RECEPTACLE SEE DETAIL 3, SHEET H11
- BOLLARD SEE DETAIL 4, SHEET H11
- STEEL LANDSCAPE EDGING SEE DETAIL 5, SHEET H11
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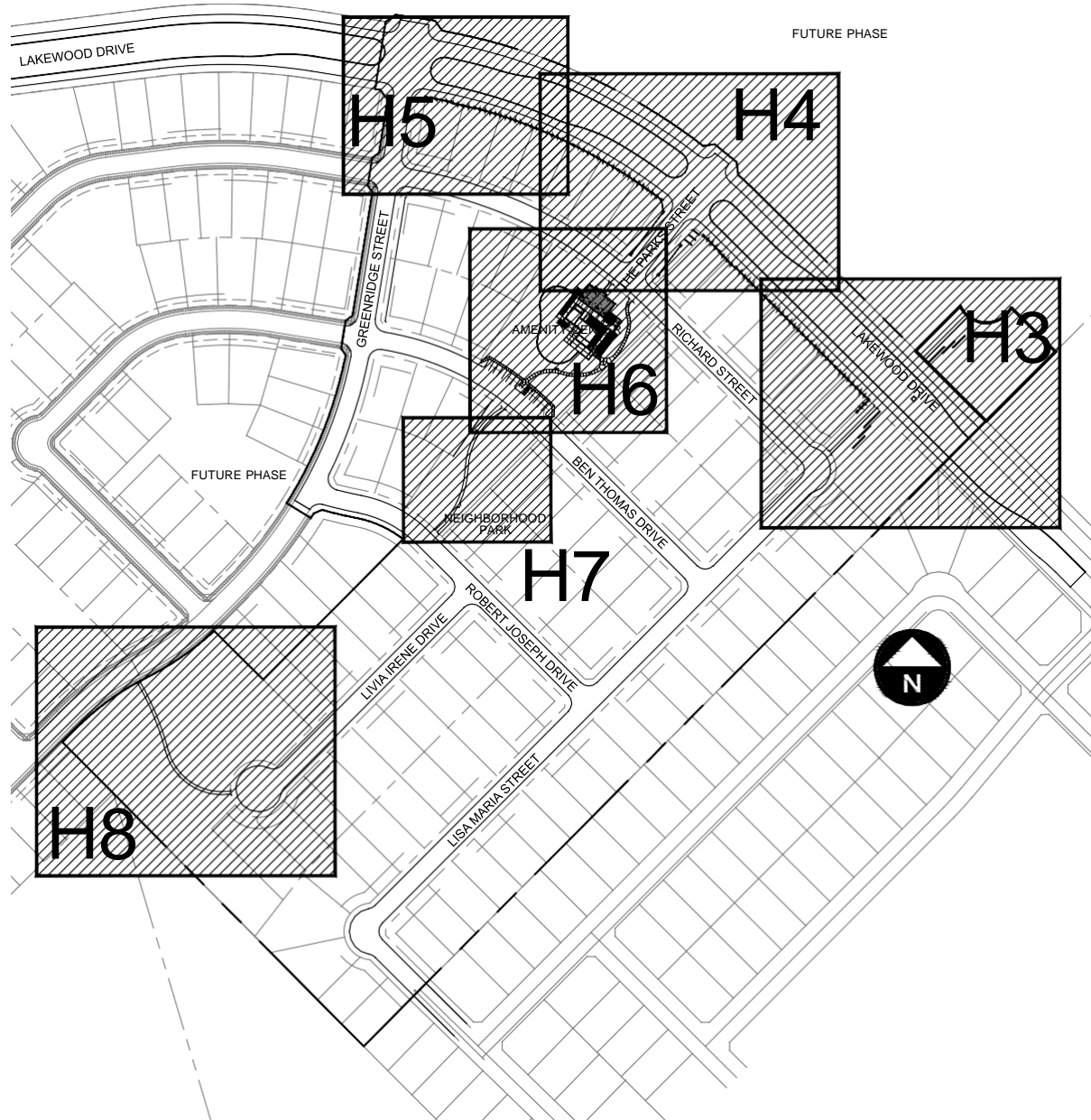
### Note:

ALL SIDEWALKS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED FROM THE APPROVED CIVIL ENGINEERING PLANS.

### Sheet Index:

SHEET H1.0	HARDSCAPE COVER SHEET
SHEET H2.0	OVERALL HARDSCAPE PLAN
SHEET H3.0	HARDSCAPE PLAN
SHEET H4.0	HARDSCAPE PLAN
SHEET H5.0	HARDSCAPE PLAN
SHEET H6.0	HARDSCAPE PLAN
SHEET H7.0	HARDSCAPE PLAN
SHEET H8.0	HARDSCAPE PLAN
SHEET H9.0	HARDSCAPE DETAILS
SHEET H10.0	HARDSCAPE DETAILS
SHEET H11.0	HARDSCAPE DETAILS

### KEY MAP:



## PARKS @ PF PHASE 1 CONSTRUCTION DOCUMENTS CITY OF BURLESON, TEXAS



### PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE: JULY 2019

PROJECT: 000.0000.81

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REVIEW BY: TK

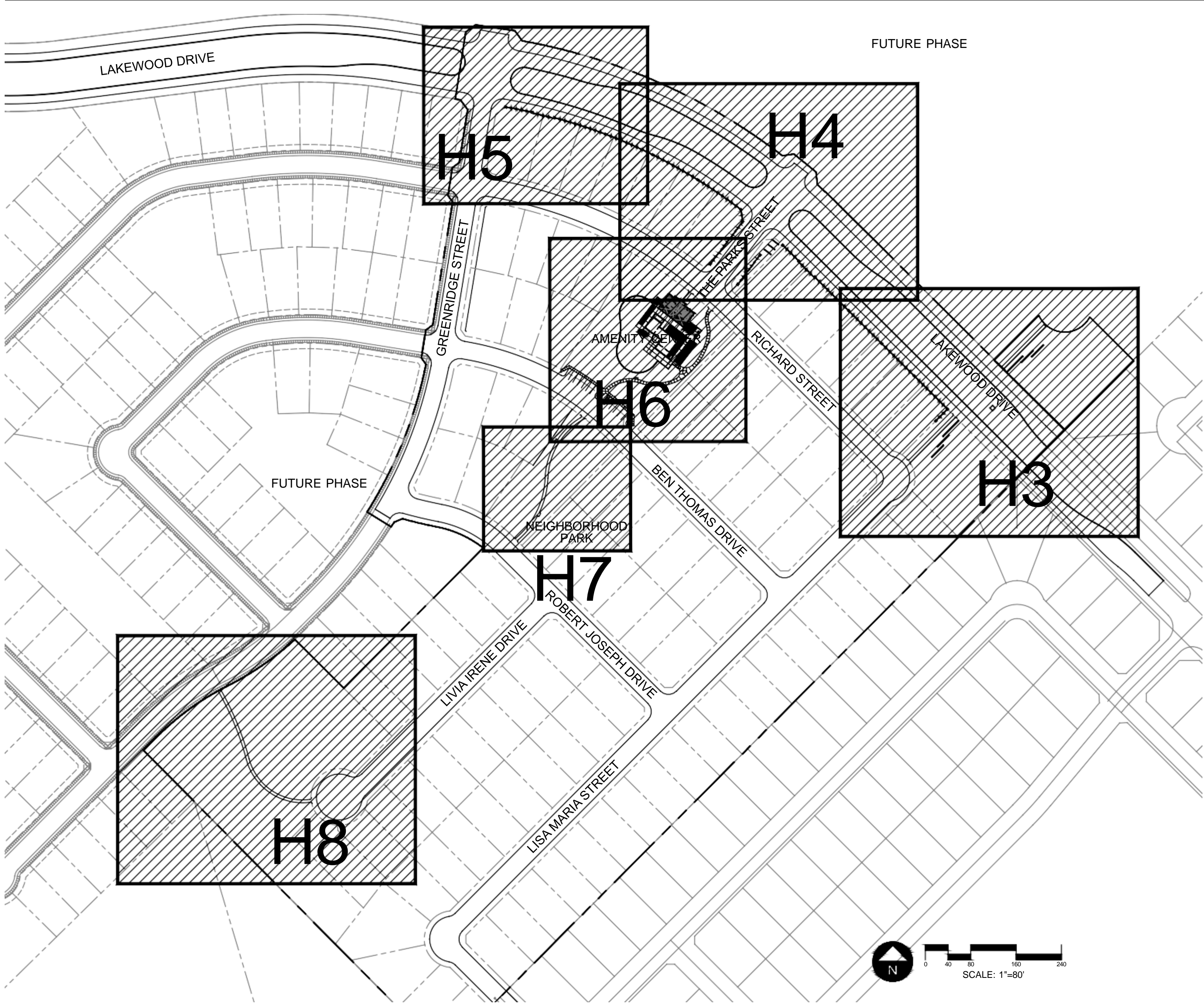
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HARDSCAPE COVER  
SHEET

SHEET NUMBER:

H1.0  
SHEET 2 OF 31



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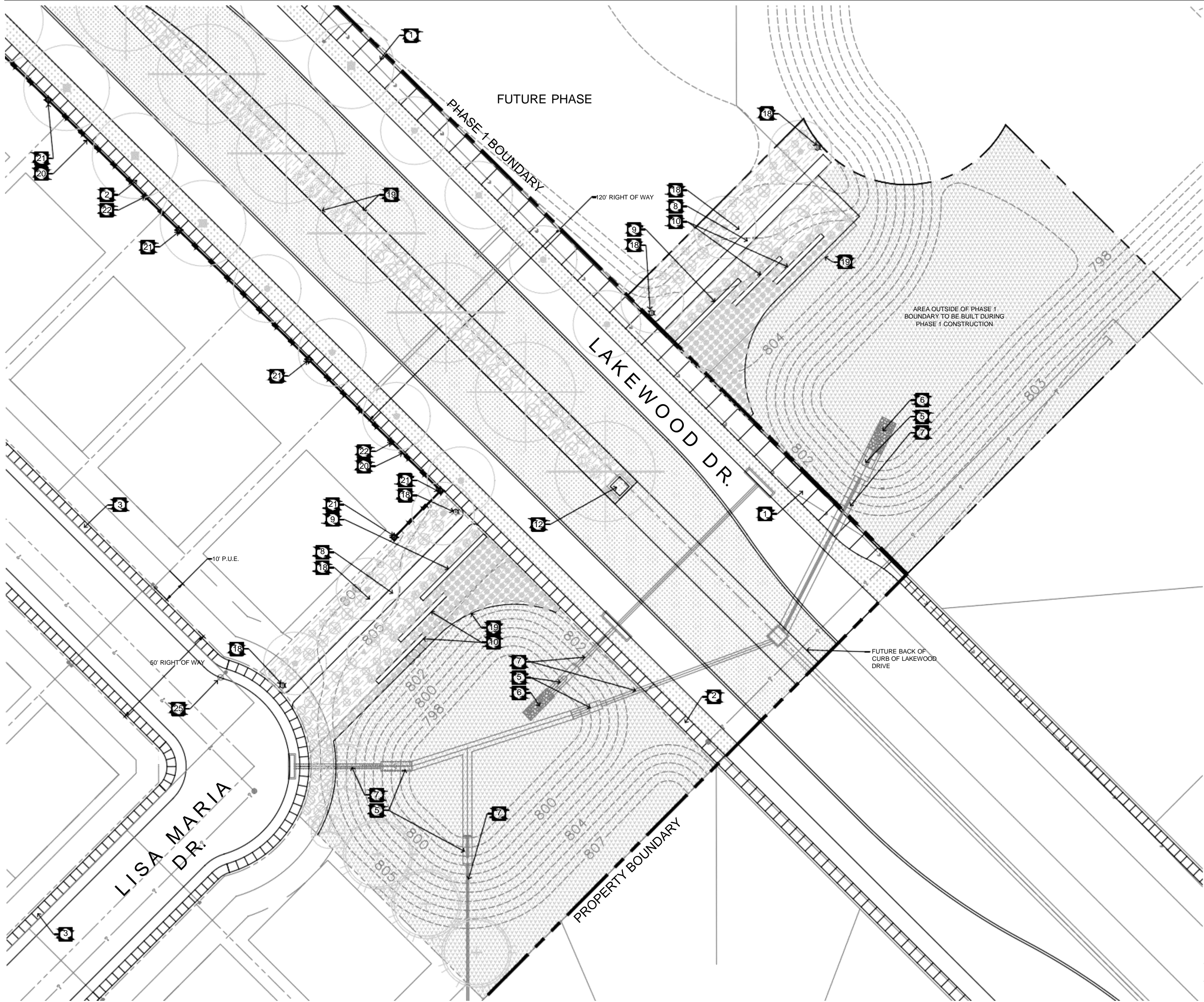
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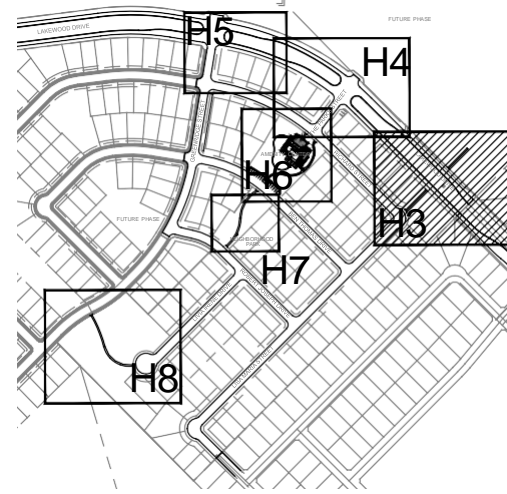
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SHEET 3 OF 31





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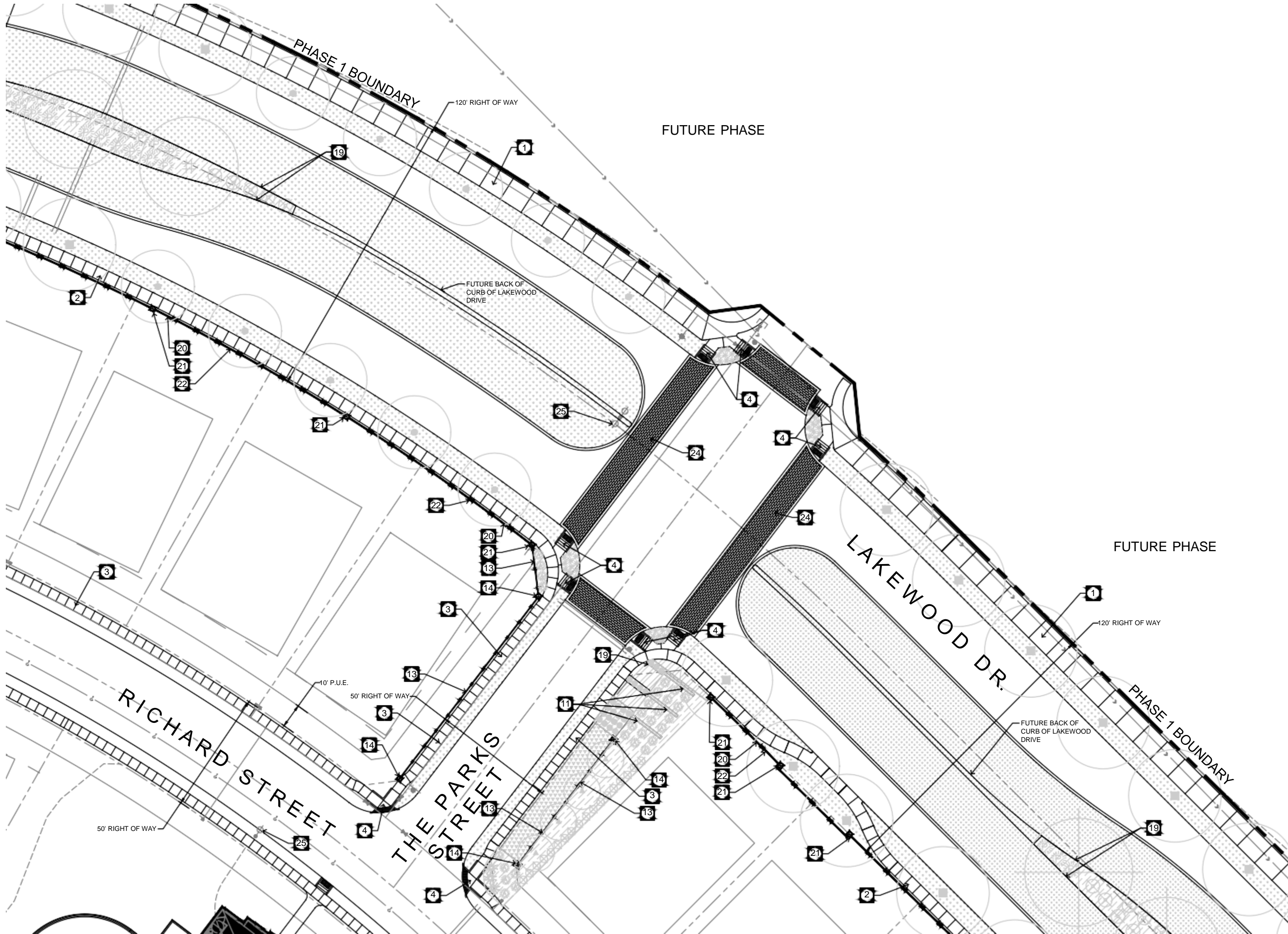
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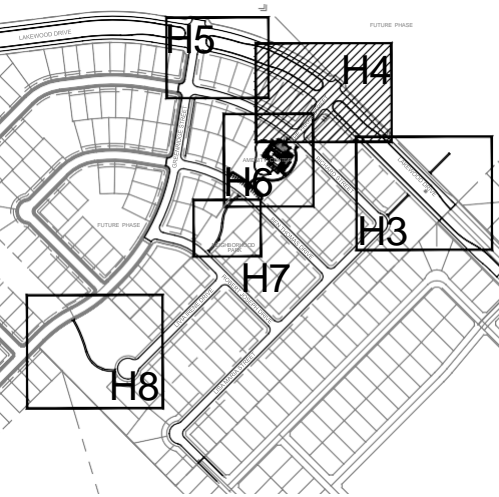
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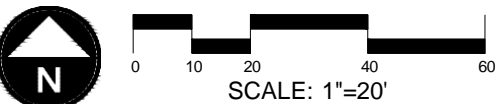


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CITY OF BURLESON, TEXAS



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JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
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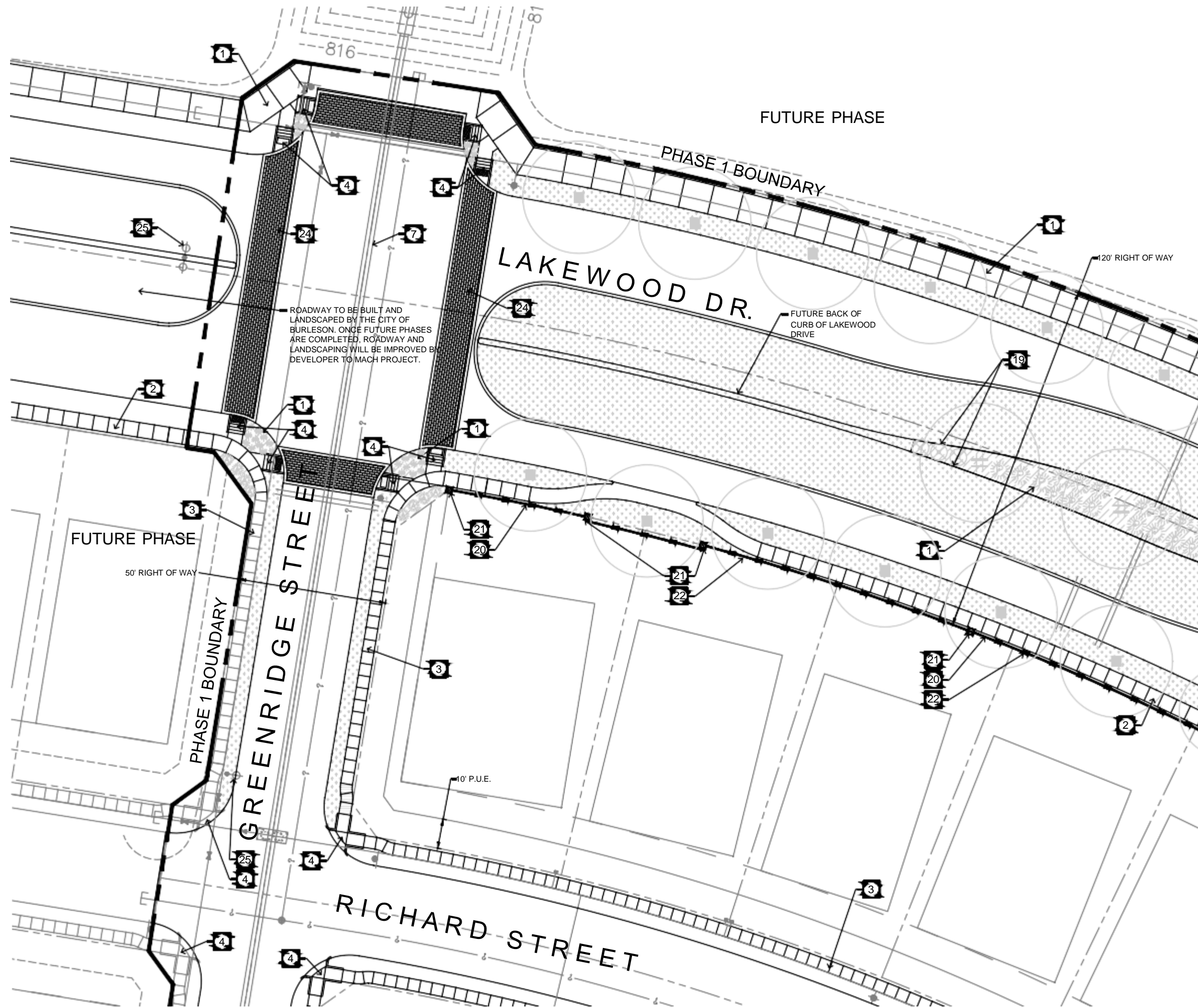
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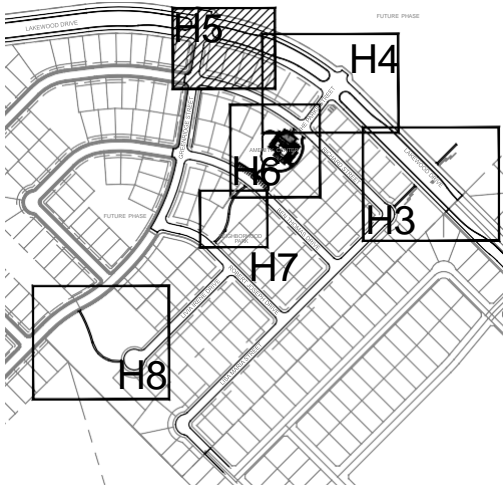
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SHEET 5 OF 31



KEY MAP:



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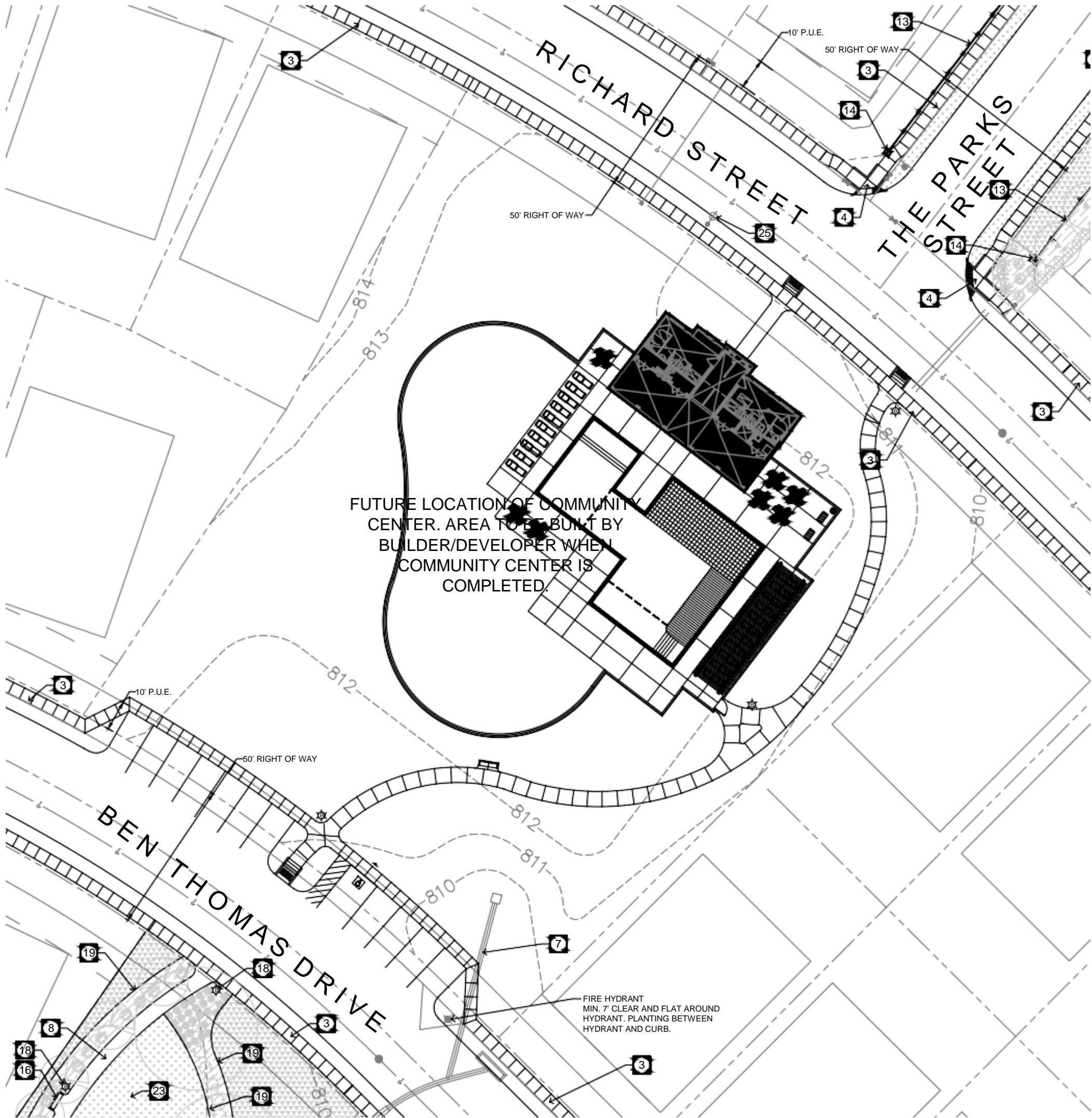
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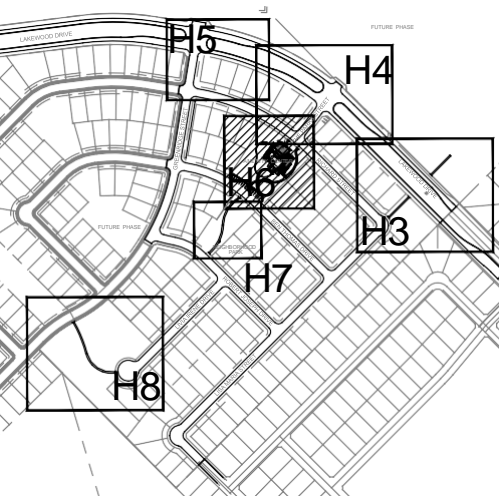
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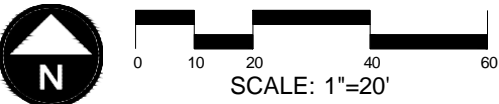


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- 9 COMMUNITY ENTRY WOOD/STONE WALL, SEE DETAIL 2, SHEET H9
- 10 COMMUNITY STONE WALL, SEE DETAIL 9, SHEET H9
- 11 SECONDARY STONE WALL, SEE DETAIL 1, SHEET H10
- 12 ENTRY MONUMENT COLUMN, SEE DETAILS 4, SHEET H10
- 13 SPLIT RAIL FENCE SEE DETAILS 7, SHEET H10
- 14 STONE SPLIT RAIL COLUMN SEE DETAIL 7, SHEET H10
- 15 NOT USED
- 16 BENCH, SEE DETAIL 2, SHEET H11
- 17 LITTER RECEPTACLE SEE DETAIL 3, SHEET H11
- 18 BOLLARD SEE DETAIL 4, SHEET H11
- 19 2X4 BEND-A-BOARD EDGING SEE DETAIL 5, SHEET H11
- 20 THINWALL SEE DETAIL 1, SHEET H11
- 21 THINWALL COLUMN SEE DETAIL 1, SHEET H11
- 22 THINWALL PILASTER SEE DETAIL 1, SHEET H11
- 23 RECREATIONAL TURF AREA
- 24 DECORATIVE CROSSWALK FOR REFERENCE ONLY - SEE CIVIL PLANS
- 25 STREET LIGHT FOR REFERENCE ONLY - SEE CIVIL PLANS



**PARKS @ PF**  
**PHASE 1**  
**CONSTRUCTION DOCUMENTS**  
CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE: JULY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

VERSION:

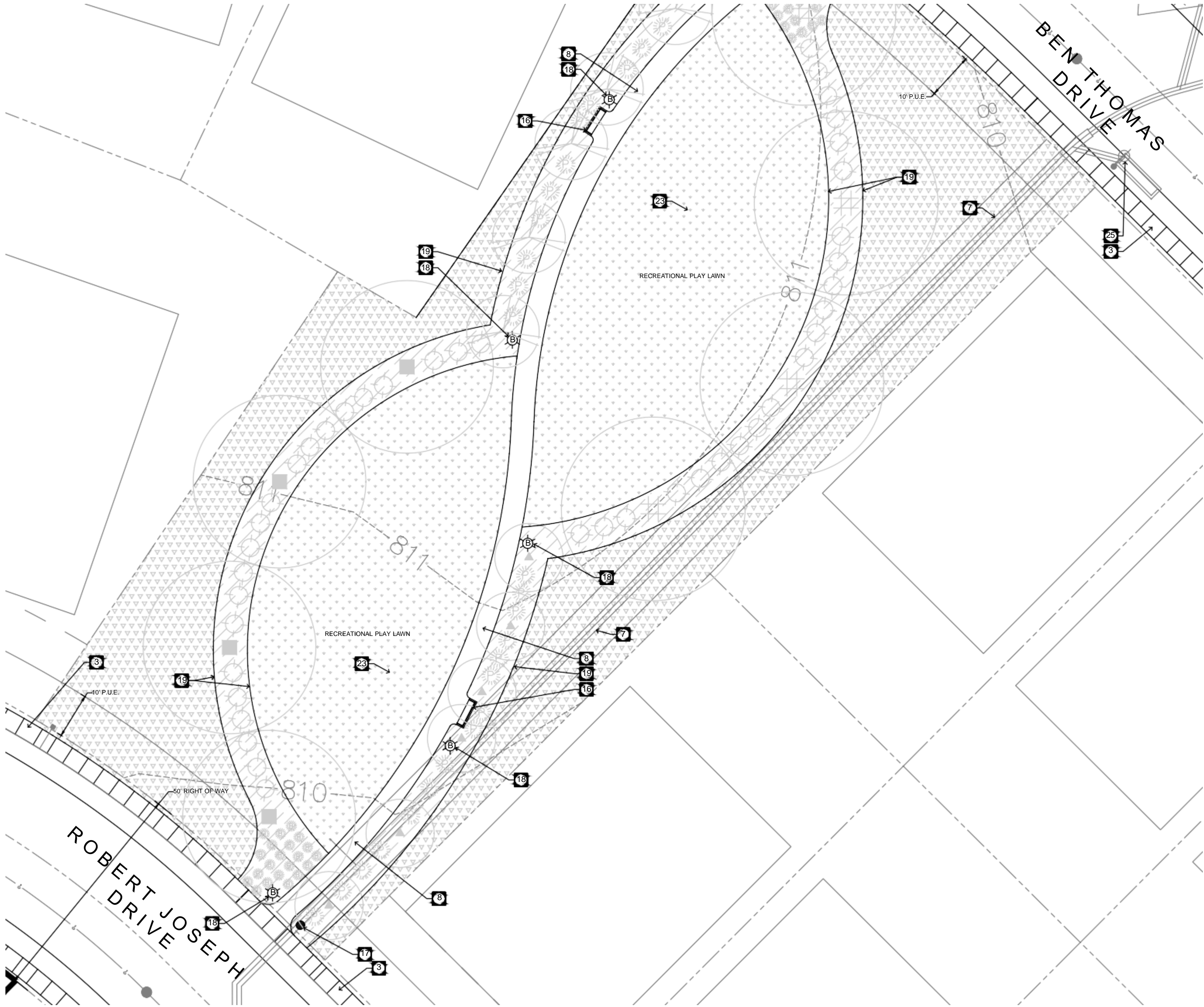
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PLAN**

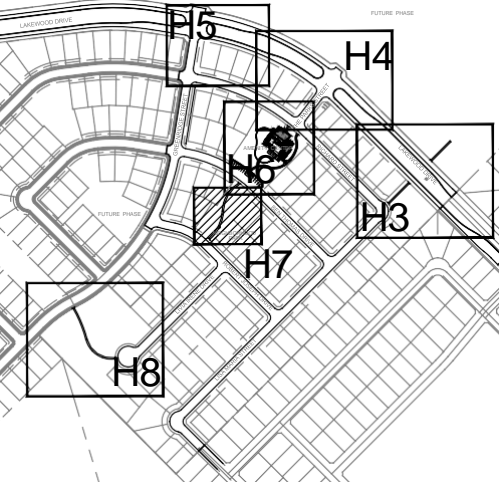
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**H6.0**  
SHEET 7 OF 31





KEY MAP:



Construction Notes:

- 10 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY, FOR REFERENCE ONLY - SEE CIVIL PLANS
- 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY, FOR REFERENCE ONLY - SEE CIVIL PLANS
- 4 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY, FOR REFERENCE ONLY - SEE CIVIL PLANS
- ADA HANDICAP ACCESSIBLE RAMP (TYP.) FOR REFERENCE ONLY - SEE CIVIL PLANS
- CONCRETE HEADWALL FOR REFERENCE ONLY - SEE CIVIL PLANS
- DRAINAGE OUTLET FOR REFERENCE ONLY - SEE CIVIL PLANS
- DRAINAGE PIPE FOR REFERENCE ONLY - SEE CIVIL PLANS
- 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY, SEE DETAIL 1, SHEET H9
- COMMUNITY ENTRY WOOD/STONE WALL, SEE DETAIL 2, SHEET H9
- COMMUNITY STONE WALL, SEE DETAIL 9, SHEET H9
- SECONDARY STONE WALL, SEE DETAIL 1, SHEET H10
- ENTRY MONUMENT COLUMN, SEE DETAILS 4, SHEET H10
- SPLIT RAIL FENCE SEE DETAILS 7, SHEET H10
- STONE SPLIT RAIL COLUMN SEE DETAIL 7, SHEET H10
- NOT USED
- BENCH, SEE DETAIL 2, SHEET H11
- LITTER RECEPTACLE SEE DETAIL 3, SHEET H11
- BOLLARD SEE DETAIL 4, SHEET H11
- 2X4 BEND-A-BOARD EDGING SEE DETAIL 5, SHEET H11
- THINWALL SEE DETAIL 1, SHEET H11
- THINWALL COLUMN SEE DETAIL 1, SHEET H11
- THINWALL PILASTER SEE DETAIL 1, SHEET H11
- RECREATIONAL TURF AREA
- DECORATIVE CROSSWALK FOR REFERENCE ONLY - SEE CIVIL PLANS
- STREET LIGHT FOR REFERENCE ONLY - SEE CIVIL PLANS



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS



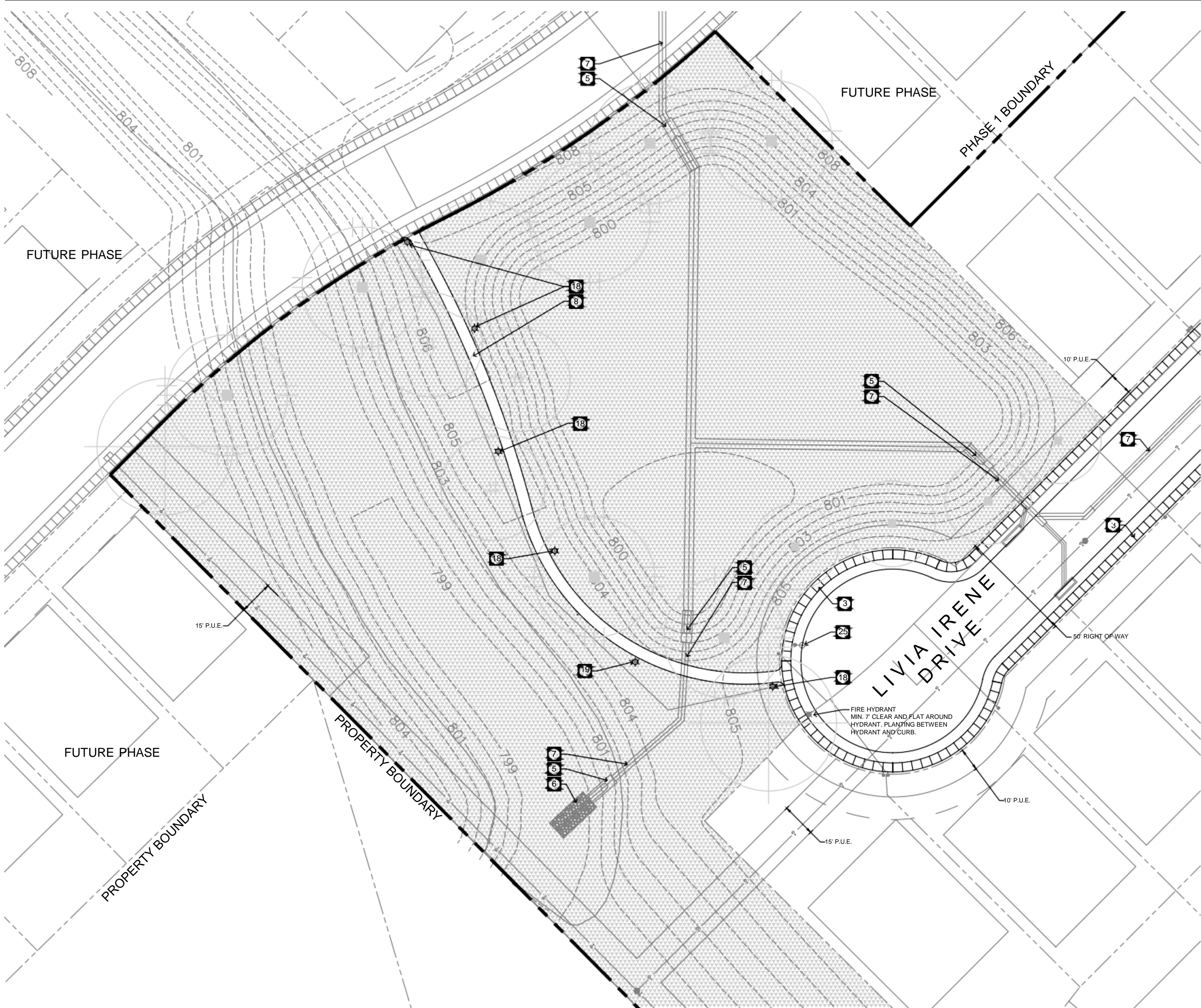
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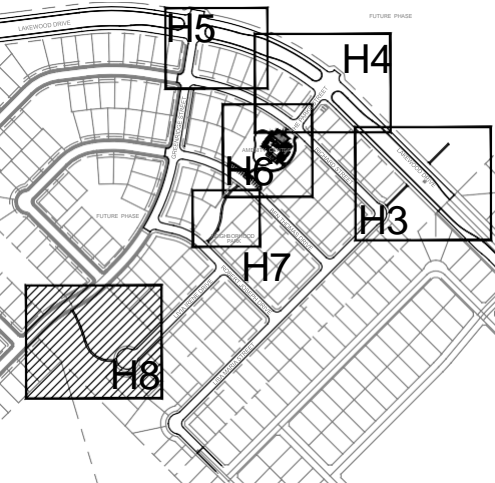
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SHEET 8 OF 31



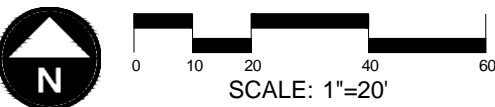


KEY MAP:



Construction Notes:

- 10 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY, FOR REFERENCE ONLY - SEE CIVIL PLANS
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- COMMUNITY STONE WALL, SEE DETAIL 9, SHEET H9
- SECONDARY STONE WALL, SEE DETAIL 1, SHEET H10
- ENTRY MONUMENT COLUMN, SEE DETAILS 4, SHEET H10
- SPLIT RAIL FENCE SEE DETAILS 7, SHEET H10
- STONE SPLIT RAIL COLUMN SEE DETAIL 7, SHEET H10
- NOT USED
- BENCH, SEE DETAIL 2, SHEET H11
- LITTER RECEPTACLE SEE DETAIL 3, SHEET H11
- BOLLARD SEE DETAIL 4, SHEET H11
- 2X4 BEND-A-BOARD EDGING SEE DETAIL 5, SHEET H11
- THINWALL SEE DETAIL 1, SHEET H11
- THINWALL COLUMN SEE DETAIL 1, SHEET H11
- THINWALL PILASTER SEE DETAIL 1, SHEET H11
- RECREATIONAL TURF AREA
- DECORATIVE CROSSWALK FOR REFERENCE ONLY - SEE CIVIL PLANS
- STREET LIGHT FOR REFERENCE ONLY - SEE CIVIL PLANS



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS

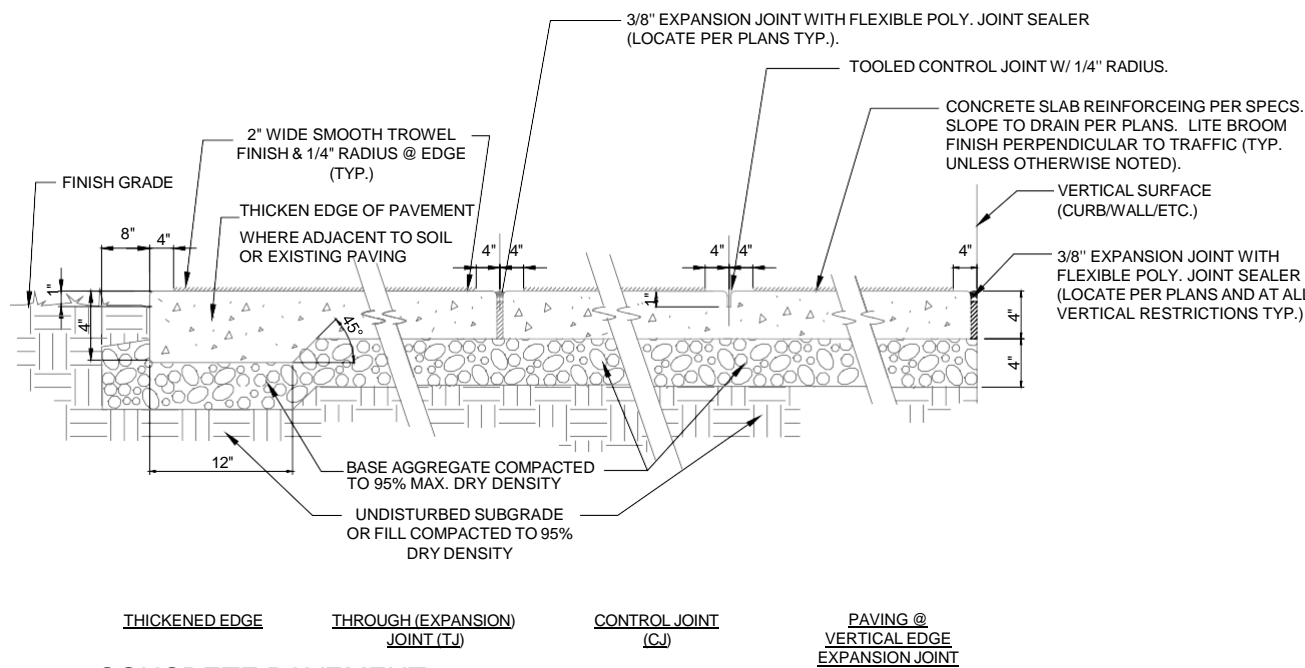


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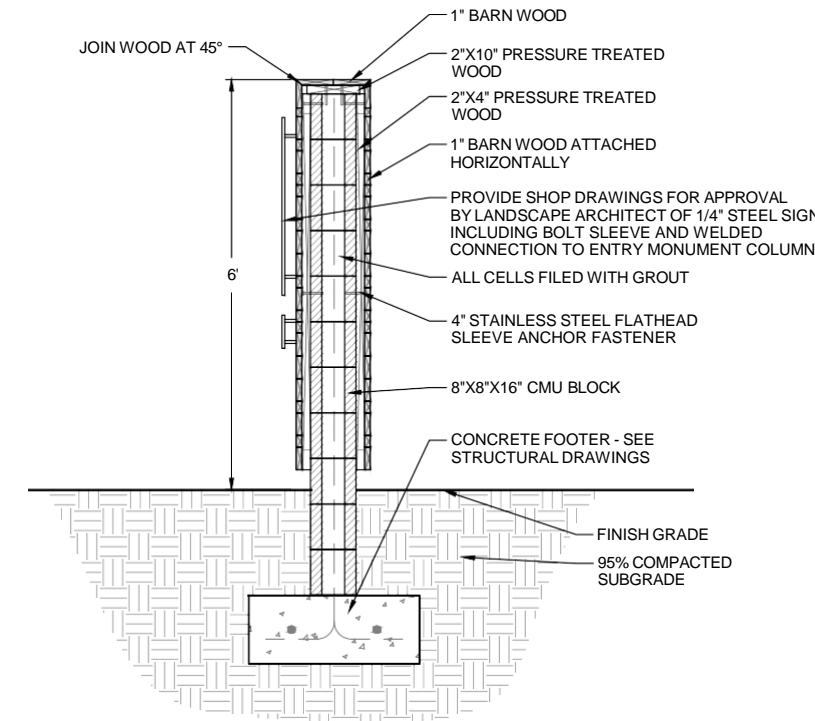
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VERSION:  
REVISIONS:

SHEET TITLE:  
HARDSCAPE  
PLAN

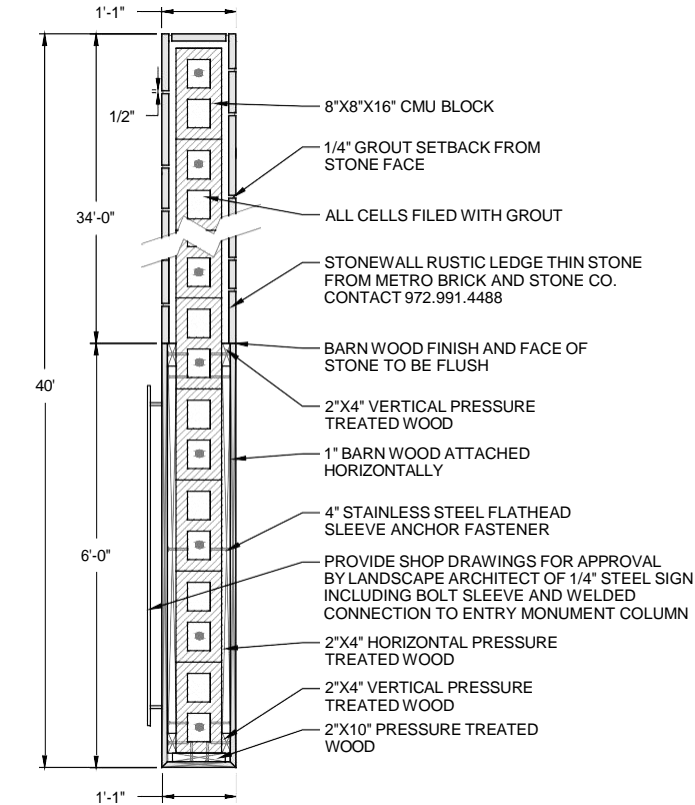
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SHEET 9 OF 31



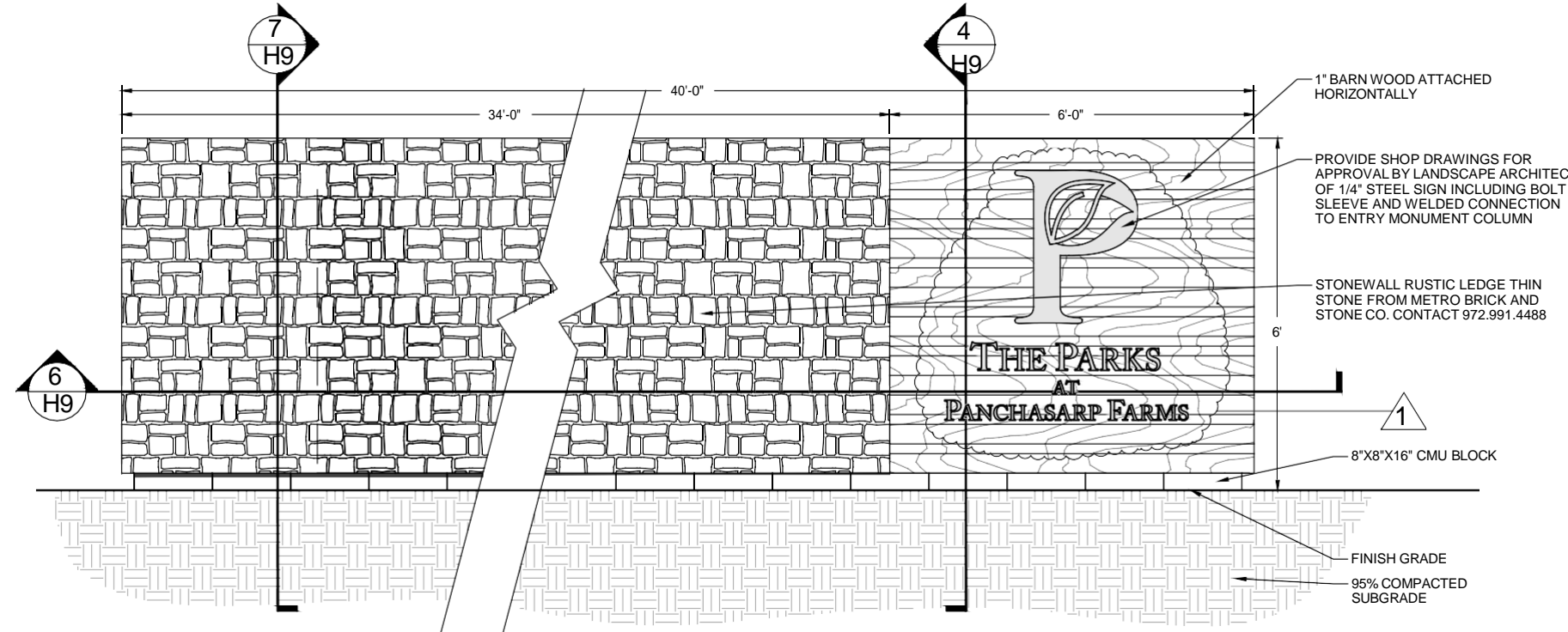
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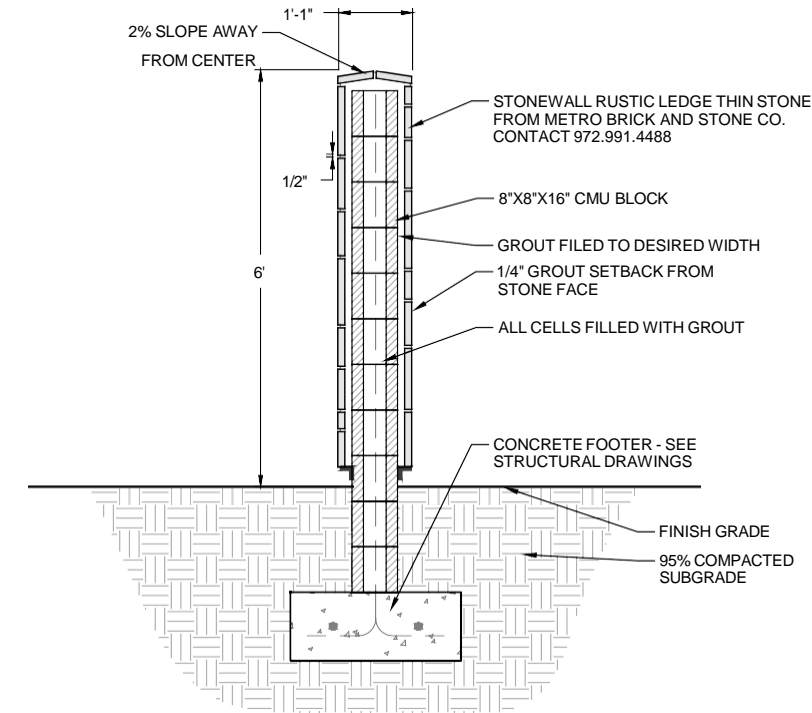
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REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT



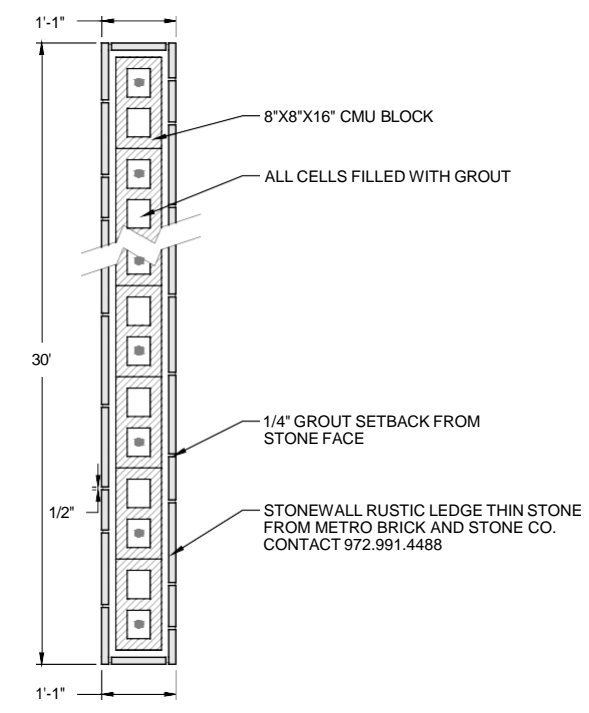
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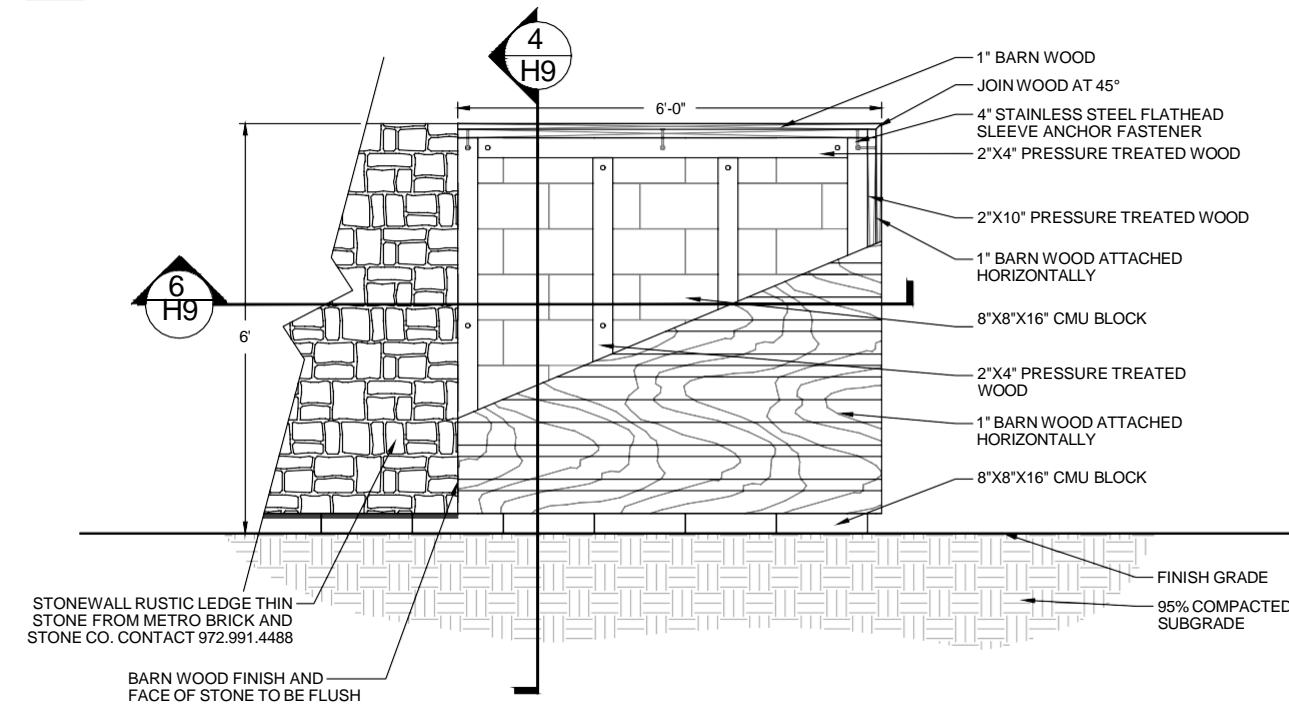
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SCALE: NTS



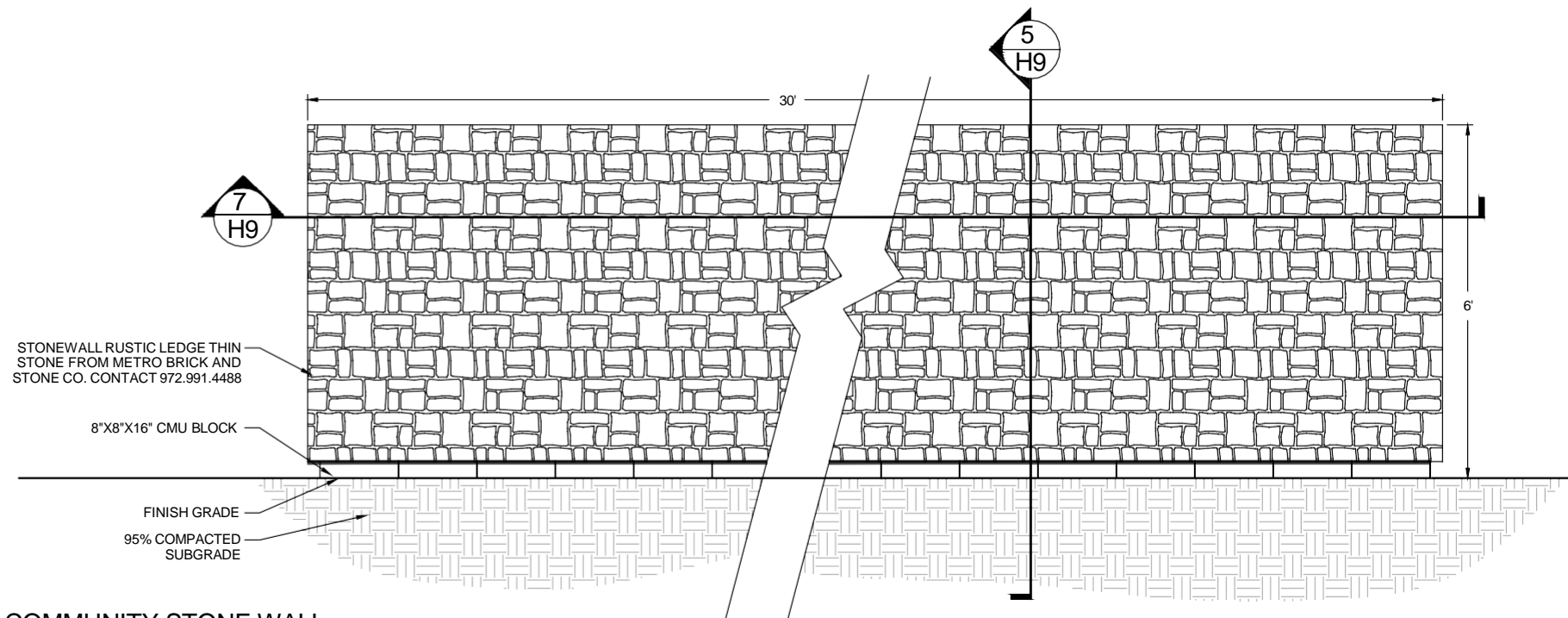
**5 COMMUNITY ENTRY STONE SECTION**  
REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT



**7 COMMUNITY ENTRY STONE WALL SECTION**  
REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT



**3 COMMUNITY ENTRY WOOD/ STONE WALL**  
SCALE: NTS



**8 COMMUNITY STONE WALL**  
SCALE: NTS



**PARKS @ PF**  
**PHASE 1**  
**CONSTRUCTION DOCUMENTS**  
CITY OF BURLESON, TEXAS



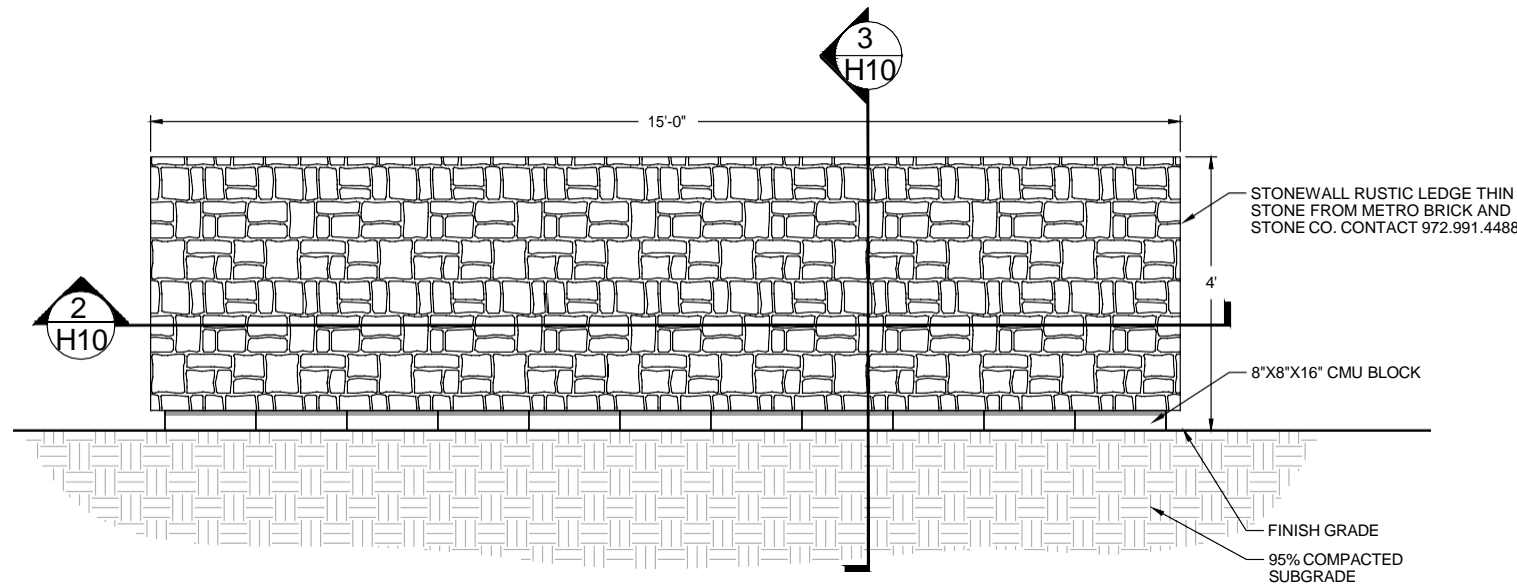
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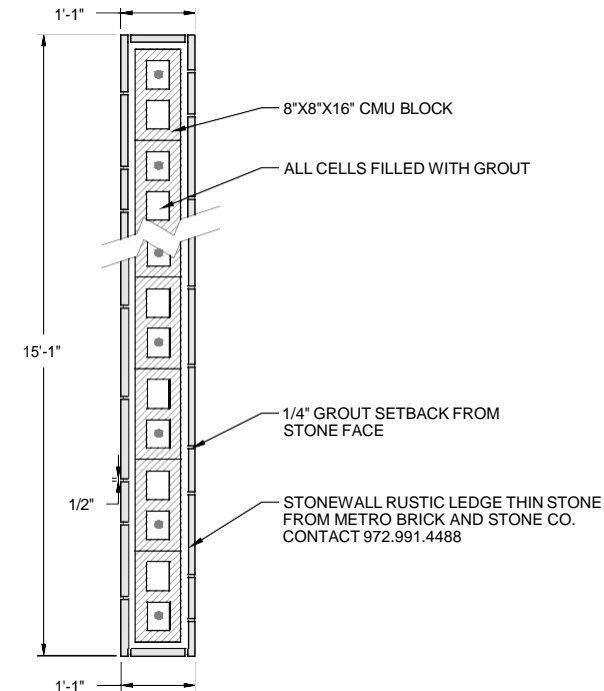
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DETAILS**

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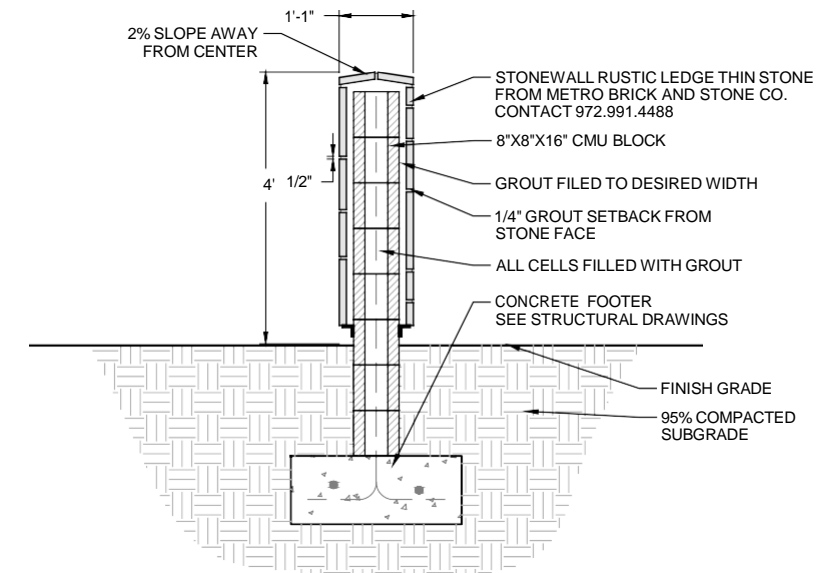




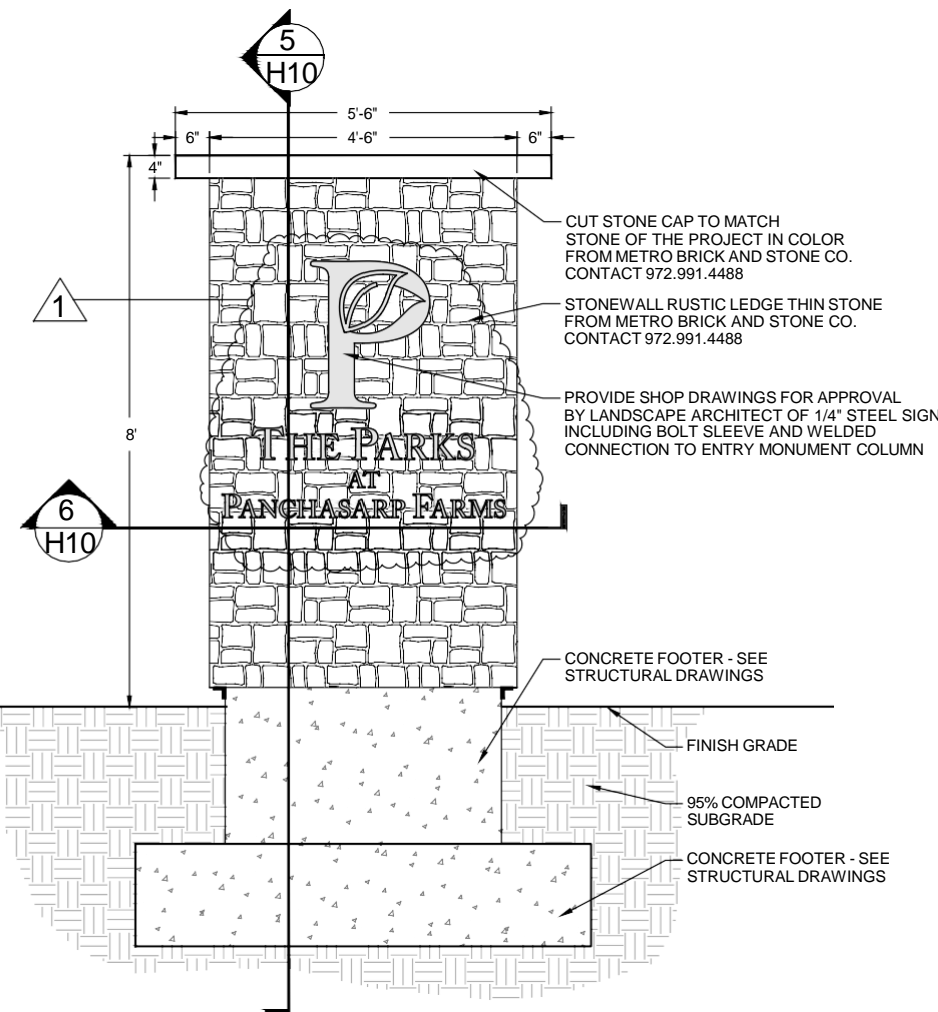
**1** COMMUNITY SECONDARY STONE WALL  
SCALE: NTS



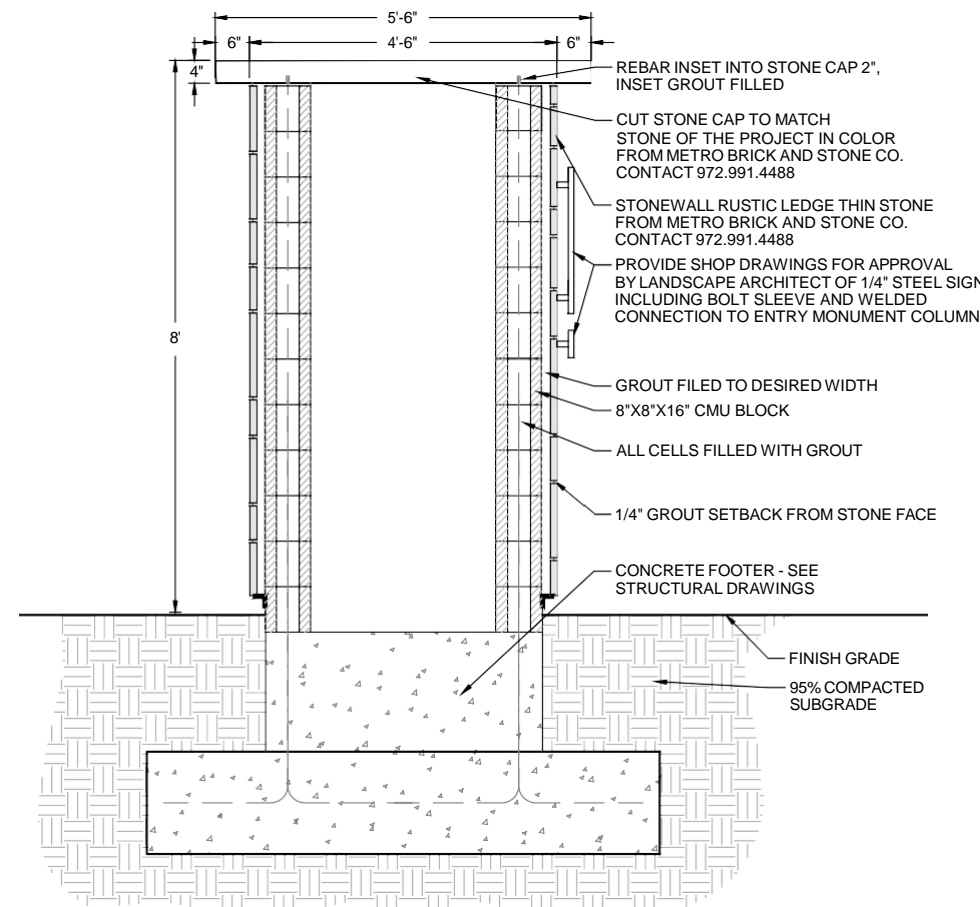
**2** SECONDARY STONE WALL SECTION  
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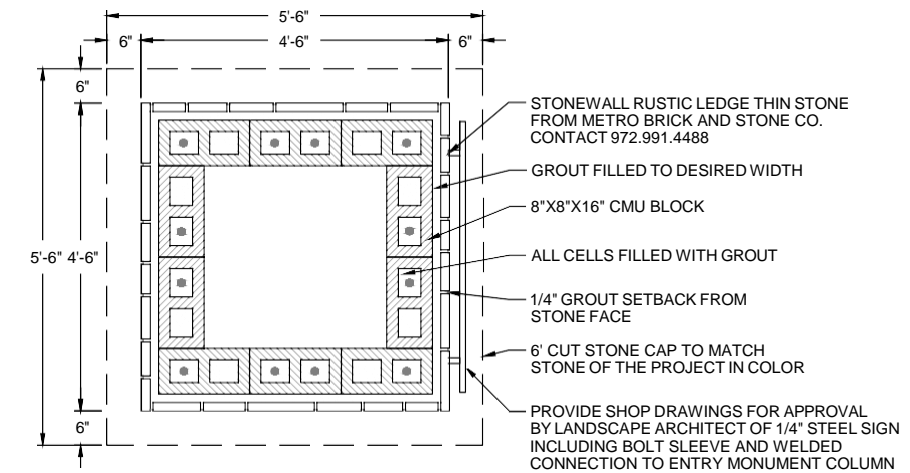
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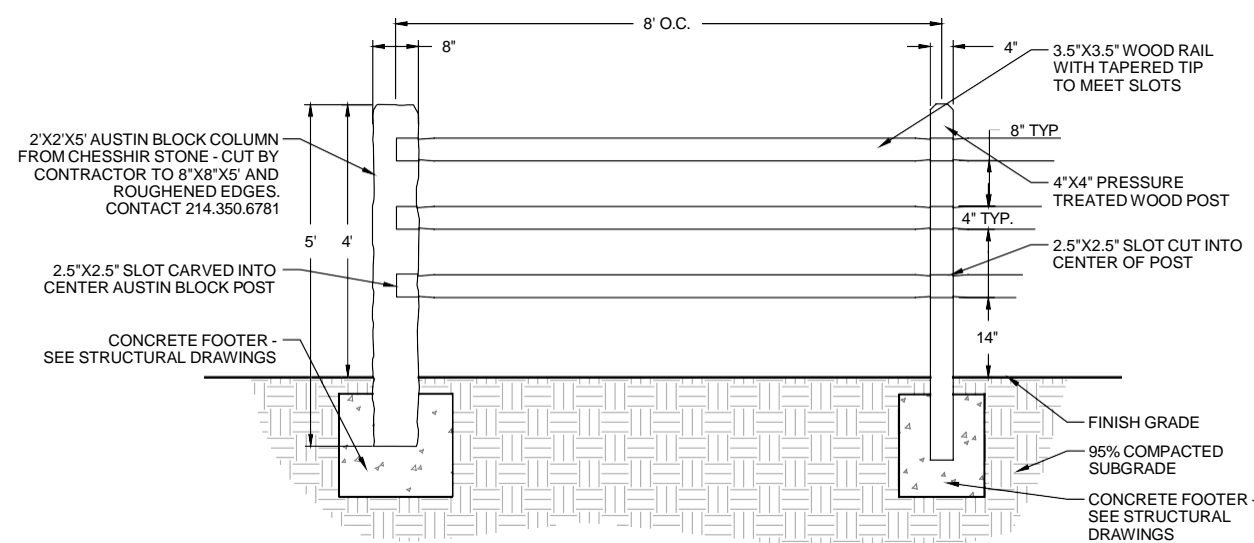
**4** ENTRY MONUMENT COLUMN  
SCALE: NTS



**5** ENTRY MONUMNET COLUMN  
REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT



**6** ENTRY MONUMENT COLUMN SECTION  
REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT



**7** SPLIT RAIL FENCE  
SCALE: NTS



**PARKS @ PF**  
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10.08.18	SIGN REVISION

SHEET TITLE:  
**HARDSCAPE  
DETAILS**

SHEET NUMBER:  
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**PARKS @ PF**  
**PHASE 1**  
**CONSTRUCTION DOCUMENTS**  
CITY OF BURLESON, TEXAS



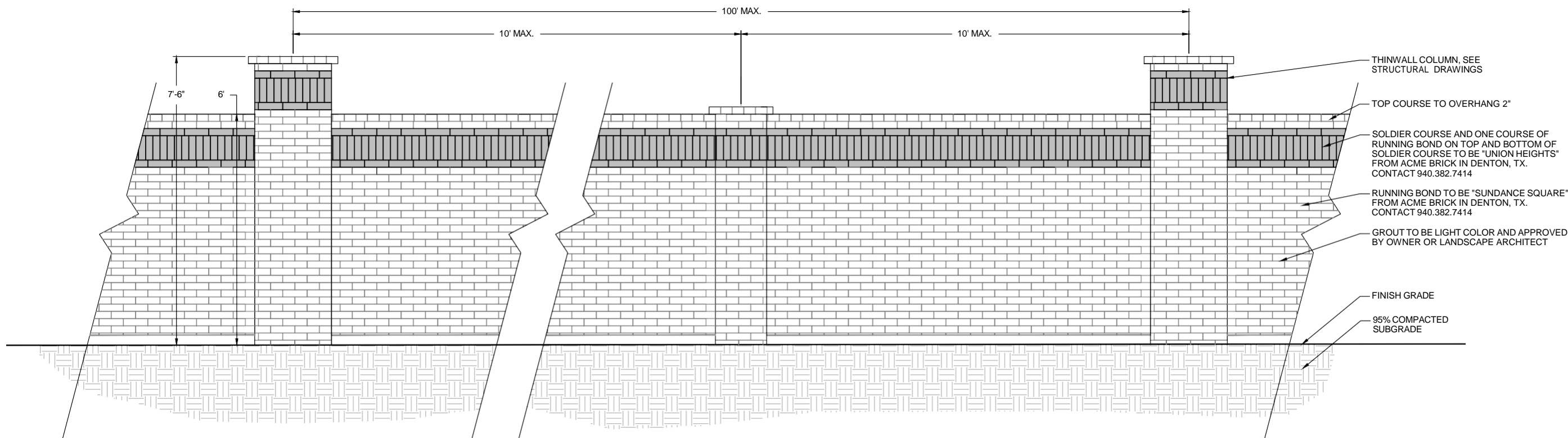
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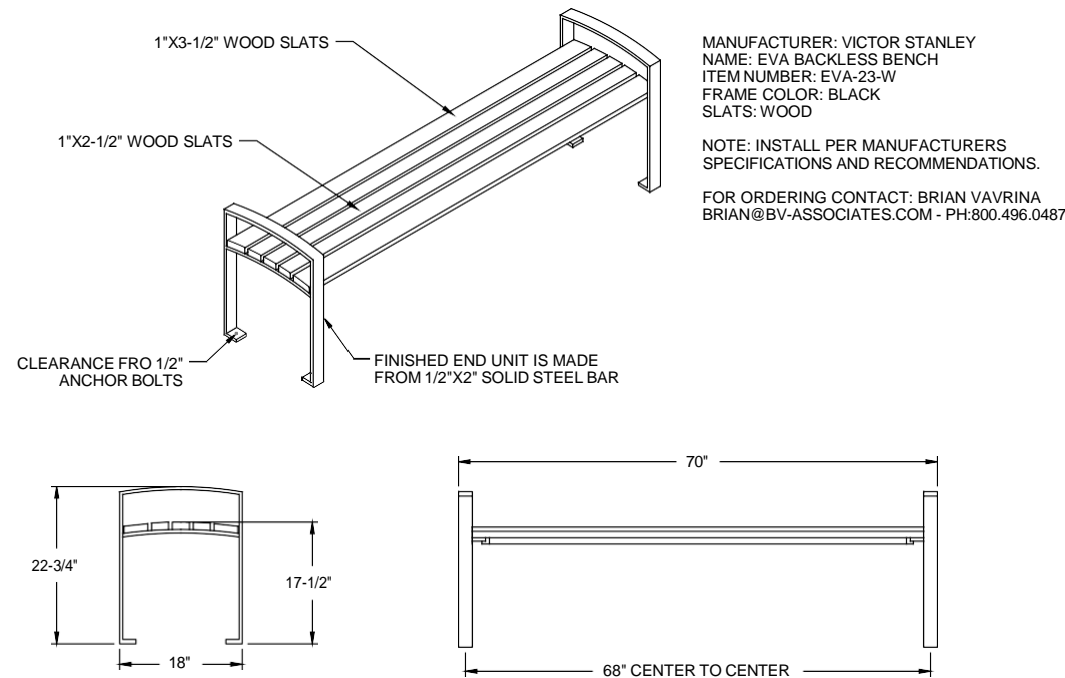
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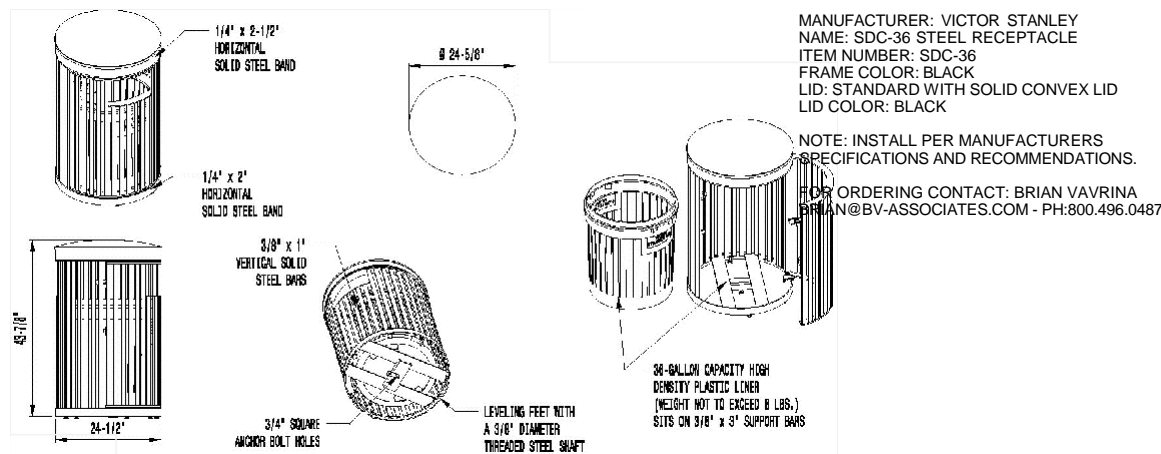
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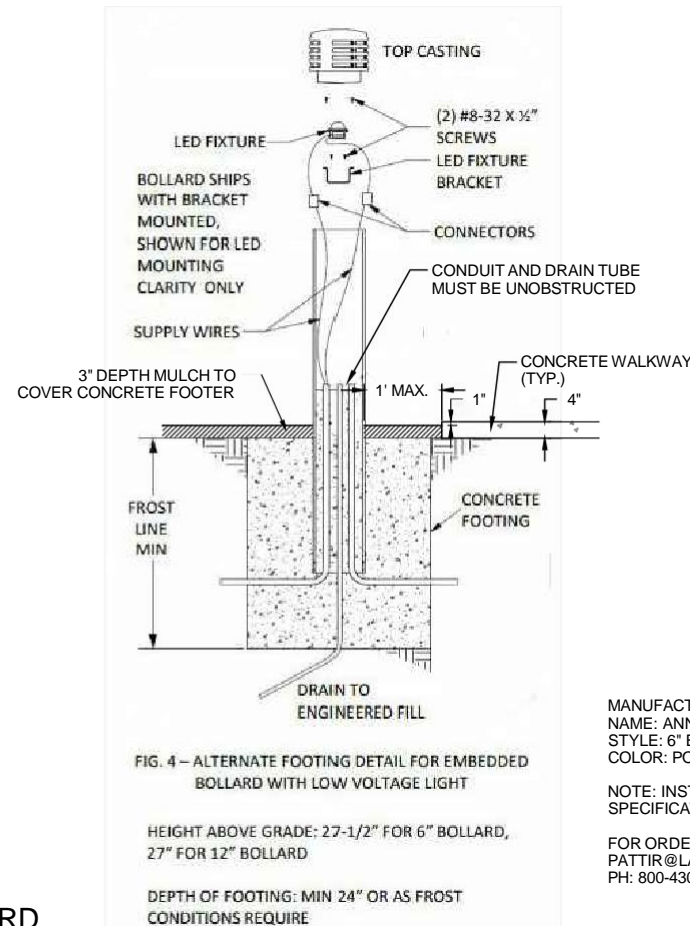
**1 THINWALL**  
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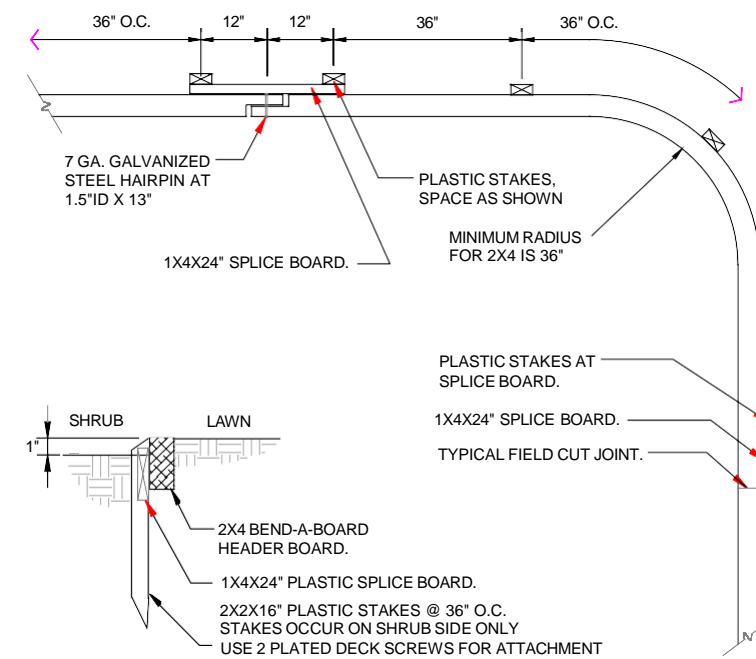
**2 BENCH**



**3 LITTER RECEPTACLE**



**4 BOLLARD**



**5 BEND-A-BOARD PLASTIC 2X4 EDGING**

# PARKS AT PANCHASARP FARMS

## Phase 1 Landscape Construction Documents

### Plant Schedule

QUANTITY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	SIZE
TREES				
3		TAXODIUM DISTICHUM 'BALD' CYPRESS	3" CAL.	SINGLE TRUNK
24		PISTACHIA CHINENSIS CHINESE PISTACHE	3" CAL.	SINGLE TRUNK
9		CHILOPSIS LINEARIS DESERT WILLOW	3" CAL.	MULTI-TRUNK
2		QUERCUS VIRGINIANA 'LIVE' OAK	3" CAL.	SINGLE TRUNK
10		QUERCUS TEXANA 'TEXAS RED' OAK	3" CAL.	SINGLE TRUNK
35		ULMUS CRASSIFOLIA CEDAR ELM	3" CAL.	SINGLE TRUNK
15		CERCIS CANADENSIS VAR. TEXENSIS 'TEXAS REDBUD'	3" CAL.	SINGLE TRUNK
8		QUERCUS MACROCARPA BUR OAK	3" CAL.	SINGLE TRUNK
SHRUBS				
58		RHUS AROMATICA 'GRO-LOW' 'GRO-LOW AROMATIC' SUMAC	3 GAL.	FULL BRANCH PATTERN
12		SPIRAEA 'GOLD MOUND'	3 GAL.	FULL BRANCH PATTERN
85		LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 'TEXAS SAGE' 'THUNDER CLOUD'	3 GAL.	FULL BRANCH PATTERN
42		BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' KOREAN BOXWOOD 'WINTER GEM'	3 GAL.	FULL BRANCH PATTERN
ACCENTS				
3		HESPERALOE NOCTURNA 'NIGHT BLOOMING' HERPERALOE	3 GAL.	
ORNAMENTAL GRASSES				
314		CAREX TENUICOLA 'BERKELEY' SEDGE	1 GAL.	
4		PANICUM VIRGATUM 'DALLAS BLUE' 'DALLAS BLUE' SWITCHGRASS	3 GAL.	
85		MISCANTHUS 'PUPURASCENS' 'AUTUMN FLAME' GRASS	3 GAL.	
74		PENNISETUM SETACEUM RUBRUM 'PURPLE' FOUNTAIN GRASS	3 GAL.	
GROUNDCOVERS				
77,220 SF		CYNODON DACTYLON BERMUDA GRASS	SEED	REFER TO LANDSCAPE DETAILS
81		SALVIA X 'INDIGO SPIRES' 'INDIGO SPIRES' SALVIA	1 GAL.	REFER TO LANDSCAPE DETAILS
45		SALVIA ROEMERIANA CEDAR SAGE	1 GAL.	REFER TO LANDSCAPE DETAILS
147,748 SF.		TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'	SEED	SEE NOTE 22 LANDSCAPE NOTES
MATERIALS				
134 CY		SHREDDED BARK MULCH 'FINE SHREDDED'	SHREDDED, 2" DEPTH	

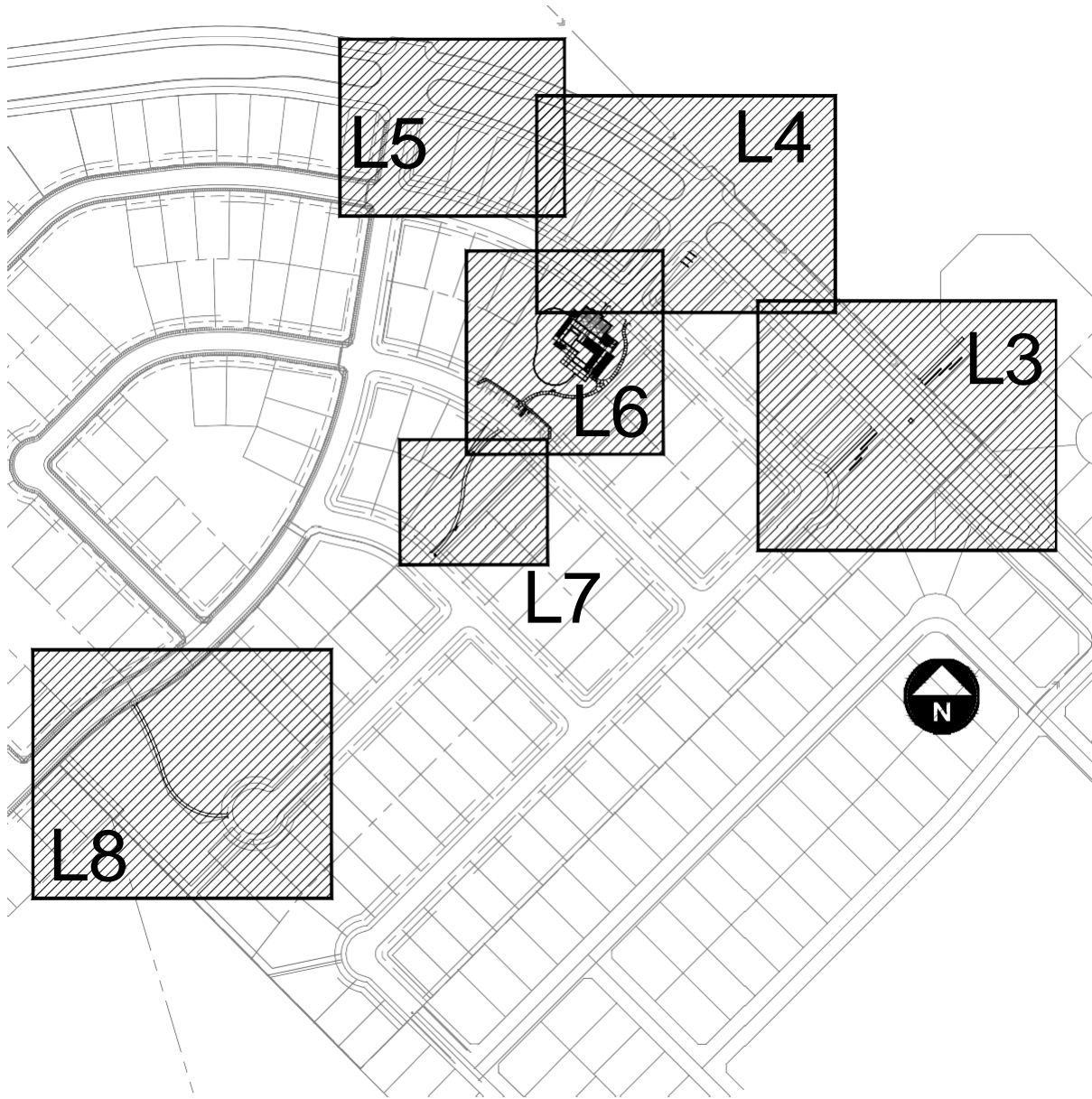
### Landscape Notes:

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. THEY SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS AGENT.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO FINAL BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 1" BELOW THE TOP OF ADJACENT WALKS, CURBS AND HEADERS FOR PLANTER BEDS.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- STAKE LOCATIONS OF ALL TREES AND HEADERS FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. DO NOT SUBSTITUTE PLANT MATERIAL SELECTIONS OR ALTER QUANTITIES FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY'S LANDSCAPE ARCHITECT.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 50% NATIVE SOIL, 25% SAND AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:  
1 GALLON PLANT - 1 TABLET  
5 GALLON PLANT - 2 TABLETS  
15 GALLON PLANT - 4 TABLETS  
BOXED TREE - 6 TABLETS (MIN.)
- TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
- THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OF IMPROPER CARE.
- PRIOR TO INITIATING THE 90 DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90 DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE (1) YEAR FOR ALL TREES AND A PERIOD OF SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM THE START OF THE MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT ALL GUARANTEED PLANT MATERIAL. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.
- ALL LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED BY THE PARKS AT PANCHASARP FARMS H.O.A. THIS INCLUDES ALL STREETSCAPE AREAS, INCLUDING THE RIGHT OF WAY, AND ALL INTERIOR LANDSCAPE TRACTS AND EASEMENTS.
- ALL DISTURBED AREA TO BE RESEEDED WITH 'BLACKLAND PRAIRIE MIX' FROM NATIVE AMERICAN SEED COMPANY AT A RATE OF 1LB PER 1,000 SF

### Sheet Index:

SHEET L1.0	LANDSCAPE COVER SHEET
SHEET L2.0	OVERALL LANDSCAPE PLAN
SHEET L3.0	LANDSCAPE PLAN
SHEET L4.0	LANDSCAPE PLAN
SHEET L5.0	LANDSCAPE PLAN
SHEET L6.0	LANDSCAPE PLAN
SHEET L7.0	LANDSCAPE PLAN
SHEET L8.0	LANDSCAPE PLAN
SHEET L9.0	LANDSCAPE DETAILS

### KEY MAP:



## PARKS @ PF PHASE 1 CONSTRUCTION DOCUMENTS CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

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REVIEW BY: TK

VERSION:

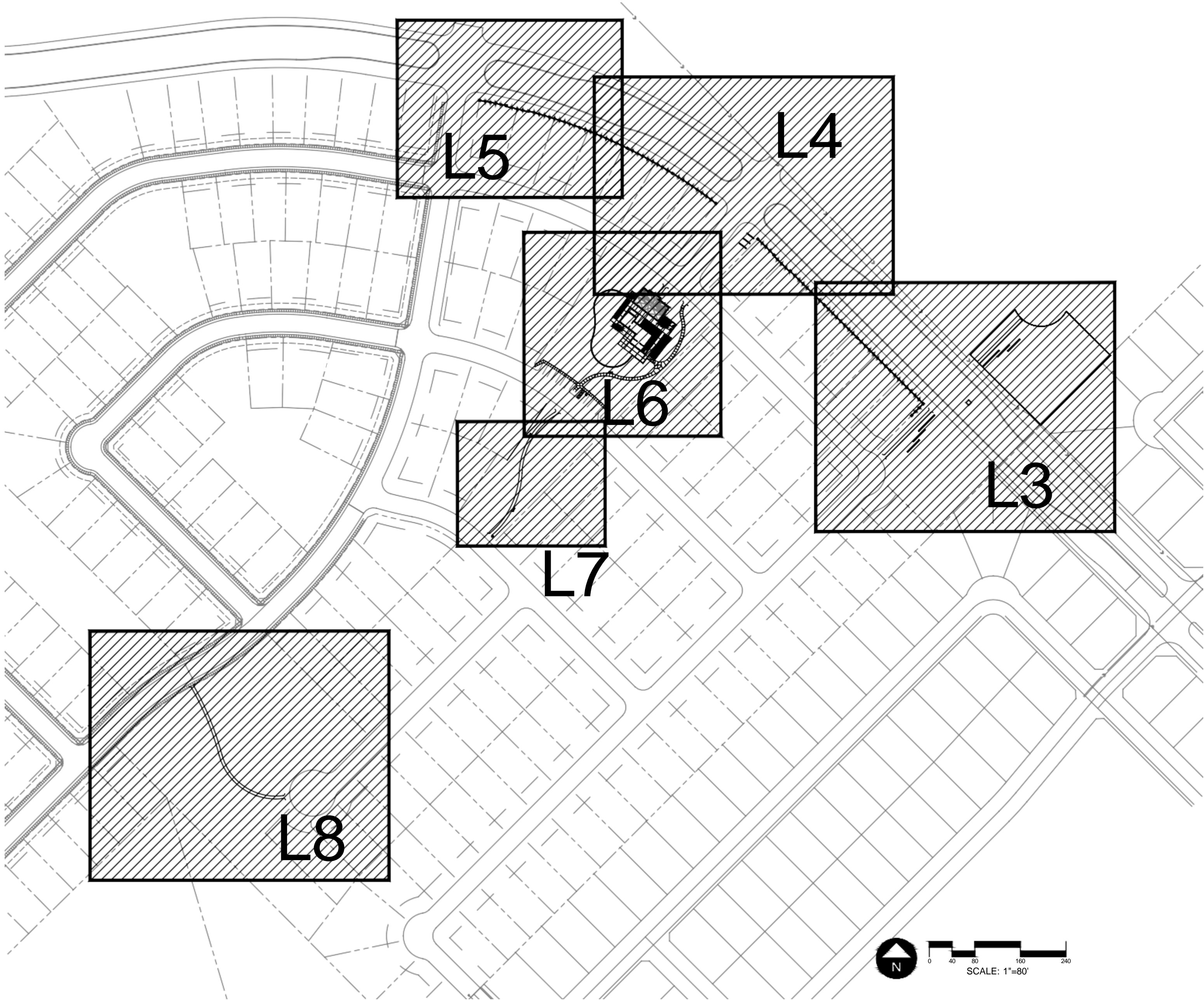
REVISIONS:

SHEET TITLE:  
LANDSCAPE COVER  
SHEET

SHEET NUMBER:

L1.0  
SHEET 13 OF 31





Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
TREES	
	TAXODIUM DISTICHUM 'BALD' CYPRESS
	GLEDITSIA TRIACANTHOS 'THORNLESS HONEYLOCUST'
	CHILOPSIS LINEARIS 'DESERT WILLOW'
	QUERCUS VIRGINIANA 'LIVE OAK'
	QUERCUS TEXANA 'TEXAS RED OAK'
	FRAXINUS PENNSYLVANICA 'GREEN ASH'
	CERCIS CANADENSIS VAR. TEXENSIS 'TEXAS REDBUD'
	QUERCUS MACROCARPA 'BUR OAK'
SHRUBS	
	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW AROMATIC' SUMAC
	SPIRAEA X BUMALDA 'GOLD MOUND' 'SPIRAEA GOLD MOUND'
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 'TEXAS SAGE 'THUNDER CLOUD'
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' 'KOREAN BOXWOOD 'WINTER GEM'
ACCENTS	
	HESPERALOE NOCTURNA 'NIGHT BLOOMING' HESPERALOE
ORNAMENTAL GRASSES	
	CAREX TUMUCICOLA 'BERKELEY' SEDGE
	PANICUM VIRGATUM 'DALLAS BLUE' 'DALLAS BLUE' SWITCHGRASS
	MISCANTHUS PURPURASCENS 'AUTUMN FLAME' GRASS
	PENNISETUM SETACEUM RUBRUM 'PURPLE' FOUNTAIN GRASS
GROUNDCOVERS	
	CYNODON DACTYLON 'BERMUDA GRASS'
	SALVIA X INDIGO SPIRES' 'INDIGO SPIRES' SALVIA
	SALVIA ROEMERIANA 'CEDAR' SAGE
	TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'
MATERIALS	
	SHREDDED BARK MULCH 'FINE SHREDDED'



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS



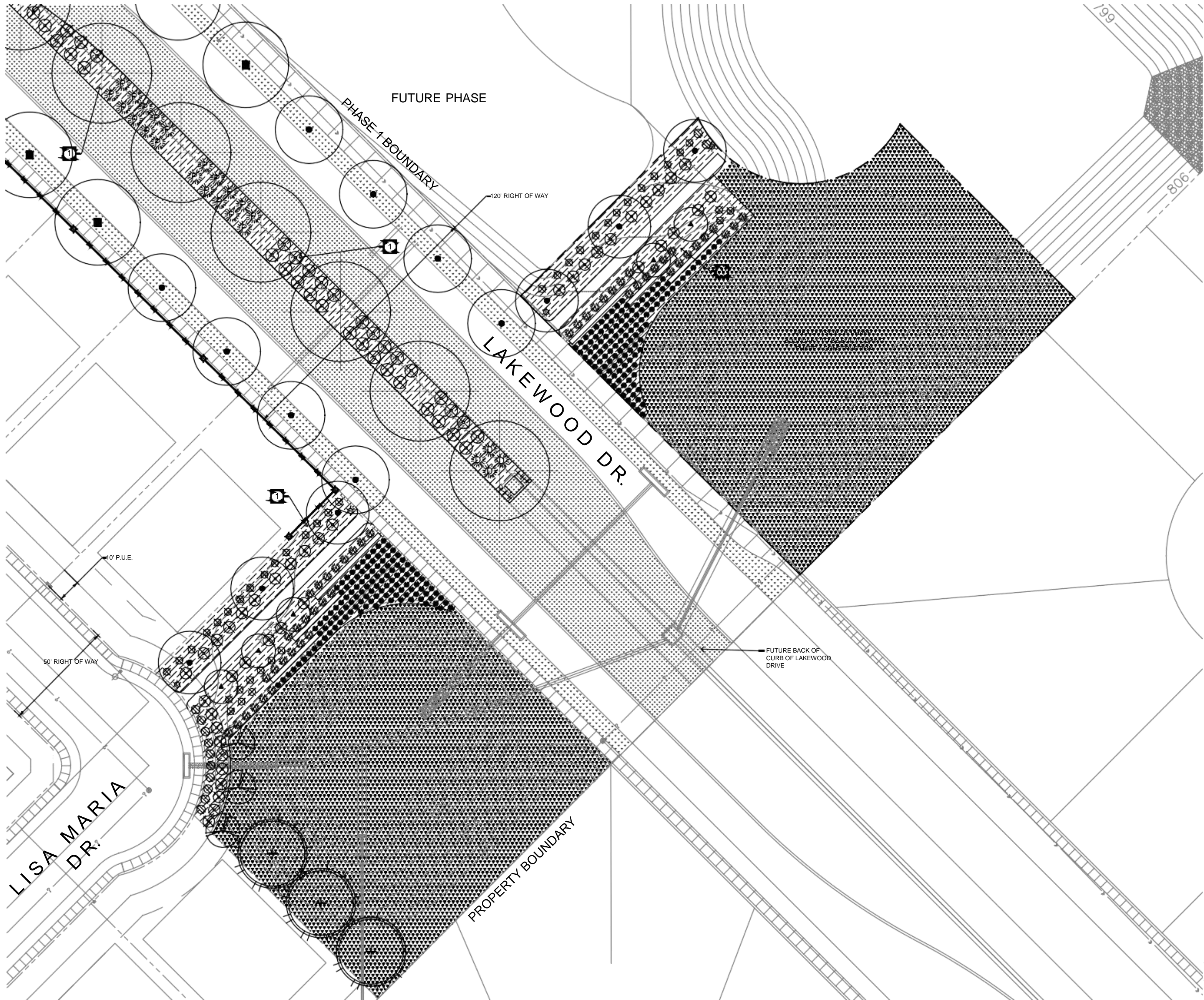
PREPARED FOR:  
JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE:	JULY 2019
PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

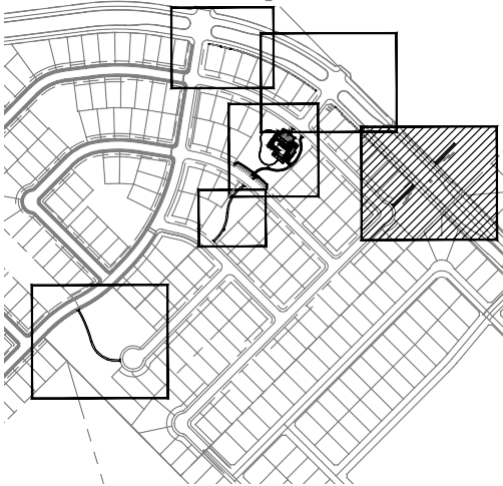
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LANDSCAPE PLAN

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SHEET 14 OF 31





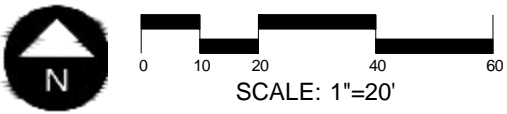
KEY MAP:



Plant Schedule

SYMBOL	BOTANICAL/Common Name
<b>TREES</b>	
	TAXODIUM DISTICHUM BALD CYPRESS
	GLEDITSIA TRIACANTHOS THORNLESS HONEYLOCUST
	CHILOPSIS LINEARIS DESERT WILLOW
	QUERCUS VIRGINIANA LIVE OAK
	QUERCUS TEXANA TEXAS RED OAK
	FRAXINUS PENNSYLVANICA GREEN ASH
	CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD
	QUERCUS MACROCARPA BUR OAK
<b>SHRUBS</b>	
	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW AROMATIC' SUMAC
	SPIRAEA X BUMALDA 'GOLD MOUND' SPIRAEA 'GOLD MOUND'
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TEXAS SAGE 'THUNDER CLOUD'
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' KOREAN BOXWOOD 'WINTER GEM'
<b>ACCENTS</b>	
	HESPERALOE NOCTURNA 'NIGHT BLOOMING' HESPERALOE
<b>ORNAMENTAL GRASSES</b>	
	CAREX TUMUCICOLA BERKELEY SEDGE
	PANICUM VIRGATUM 'DALLAS BLUE' 'DALLAS BLUE' SWITCHGRASS
	MISCANTHUS 'PUPURASCENS' 'AUTUMN FLAME' GRASS
	PENNISETUM SETACEUM RUBRUM 'PURPLE' FOUNTAIN GRASS
<b>GROUNDCOVERS</b>	
	CYNODON DACTYLON BERMUDA GRASS
	SALVIA X INDIGO SPIRES 'INDIGO SPIRES' SALVIA
	SALVIA ROEMERIANA 'CEDAR' SAGE
	TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'
<b>MATERIALS</b>	
	SHREDDED BARK MULCH 'FINE SHREDDED'

1 LANDSCAPE MULCH, SEE DETAIL 1, SHEET L9



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS



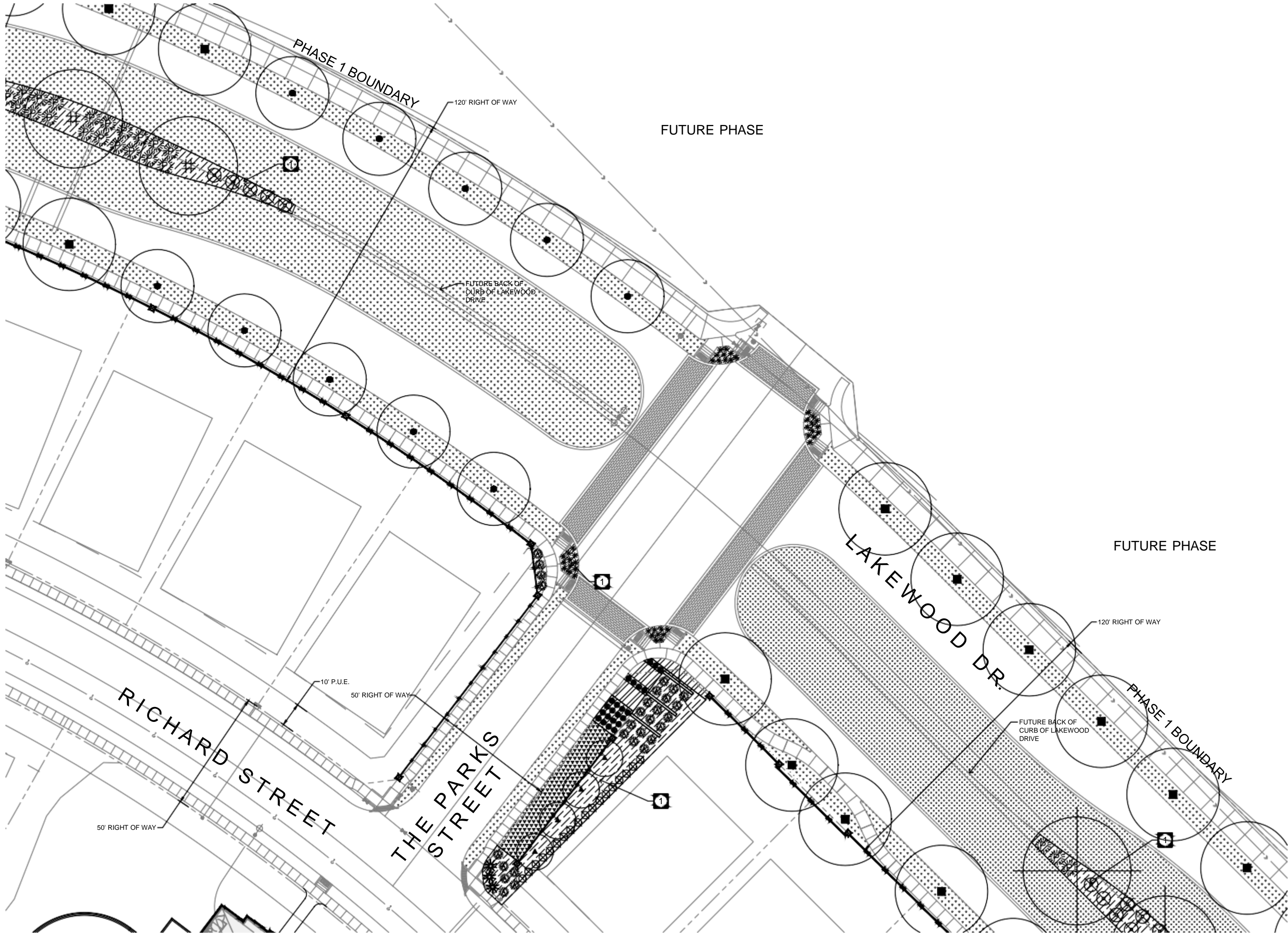
PREPARED FOR:  
JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE:	JULY 2019
PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

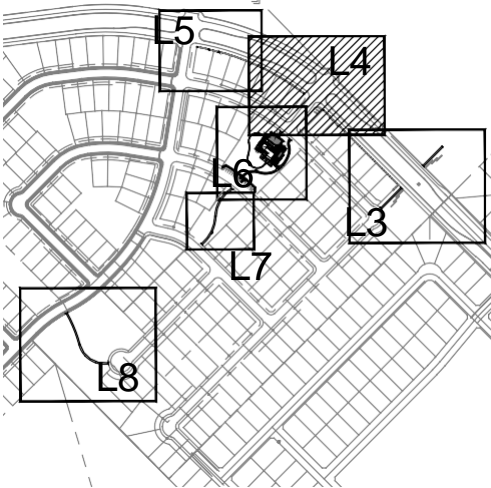
SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET NUMBER:  
**L3.0**  
SHEET 15 OF 31





KEY MAP:



Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
TREES	
	TAXODIUM DISTICHUM 'BALD' CYPRESS
	GLEDITSIA TRIACANTHOS 'THORNLESS HONEYLOCUST'
	CHILOPSIS LINEARIS 'DESERT WILLOW'
	QUERCUS VIRGINIANA 'LIVE' OAK
	QUERCUS TEXANA 'TEXAS RED' OAK
	FRAXINUS PENNSYLVANICA 'GREEN ASH'
	CERCIS CANADENSIS VAR. TEXENSIS 'TEXAS REDBUD'
	QUERCUS MACROCARPA 'BUR OAK'
SHRUBS	
	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW AROMATIC' SUMAC
	SPIRAEA X BUMALDA 'GOLD MOUND' 'SPIRAEA' 'GOLD MOUND'
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 'TEXAS SAGE' 'THUNDER CLOUD'
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' 'KOREAN BOXWOOD' 'WINTER GEM'
ACCENTS	
	HESPERALOE NOCTURNA 'NIGHT BLOOMING' HESPERALOE
ORNAMENTAL GRASSES	
	CAREX TUMUICOLA 'BERKELEY' SEDGE
	PANICUM VIRGATUM 'DALLAS BLUE' 'DALLAS BLUE' SWITCHGRASS
	MISCANTHUS PURPURASCENS 'AUTUMN FLAME' GRASS
	PENNISETUM SETACEUM RUBRUM 'PURPLE' FOUNTAIN GRASS
GROUNDCOVERS	
	CYNODON DACTYLON 'BERMUDA GRASS'
	SALVIA X INDIGO SPIRES 'SALVIA' 'INDIGO SPIRES' 'SALVIA'
	SALVIA ROEMERIANA 'CEDAR' SAGE
	TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'
MATERIALS	
	SHREDDED BARK MULCH 'FINE SHREDDED'

1 LANDSCAPE MULCH, SEE DETAIL 1, SHEET L9



PARKS @ PF  
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CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE: JULY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

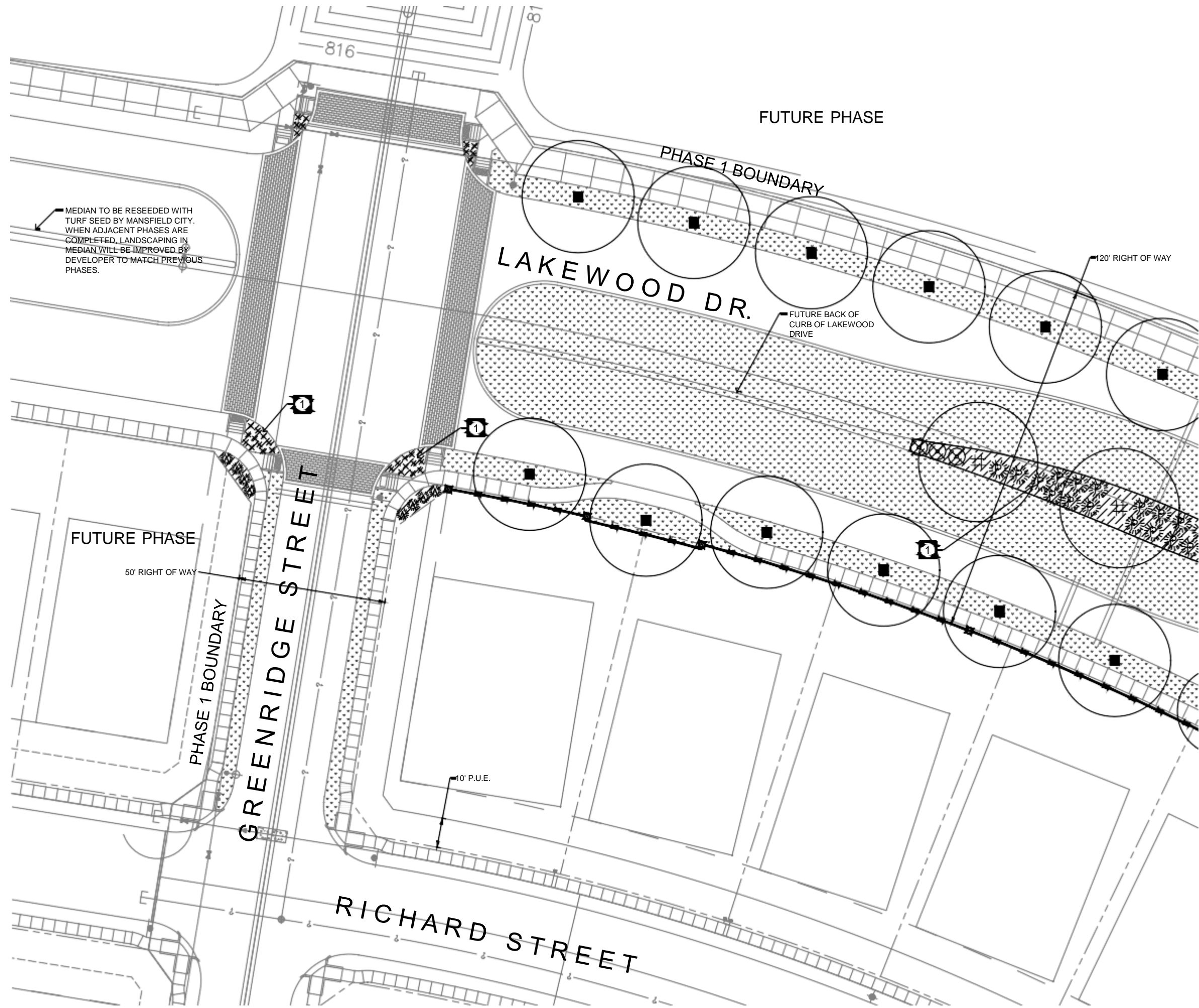
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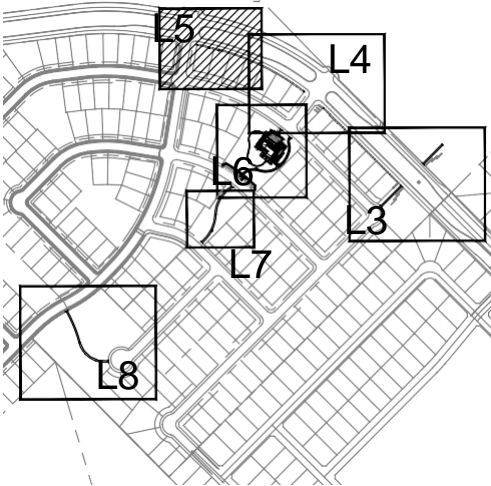
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LANDSCAPE  
PLAN

SHEET NUMBER:

L4.0  
SHEET 16 OF 31



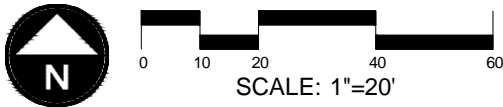
KEY MAP:



Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
TREES	
	TAXODIUM DISTICHUM 'BALD' CYPRESS
	GLEDITSIA TRIACANTHOS THORNLESS HONEYLOCUST
	CHILOPSIS LINEARIS DESERT WILLOW
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	QUERCUS TEXANA 'TEXAS RED' OAK
	FRAXINUS PENNSYLVANICA GREEN ASH
	CERCIS CANADENSIS VAR. TEXENSIS 'TEXAS' REDBUD
	QUERCUS MACROCARPA BUR OAK
SHRUBS	
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	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' KOREAN BOXWOOD 'WINTER GEM'
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	PENNISETUM SETACEUM RUBRUM 'PURPLE' FOUNTAIN GRASS
GROUNDCOVERS	
	CYNODON DACTYLON BERMUDA GRASS
	SALVIA X 'INDIGO SPIRES' 'INDIGO SPIRES' SALVIA
	SALVIA ROEMERIANA 'CEDAR' SAGE
	TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'
MATERIALS	
	SHREDDED BARK MULCH 'FINE SHREDDED'

1 LANDSCAPE MULCH, SEE DETAIL 1, SHEET L9



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE: JULY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

VERSION:

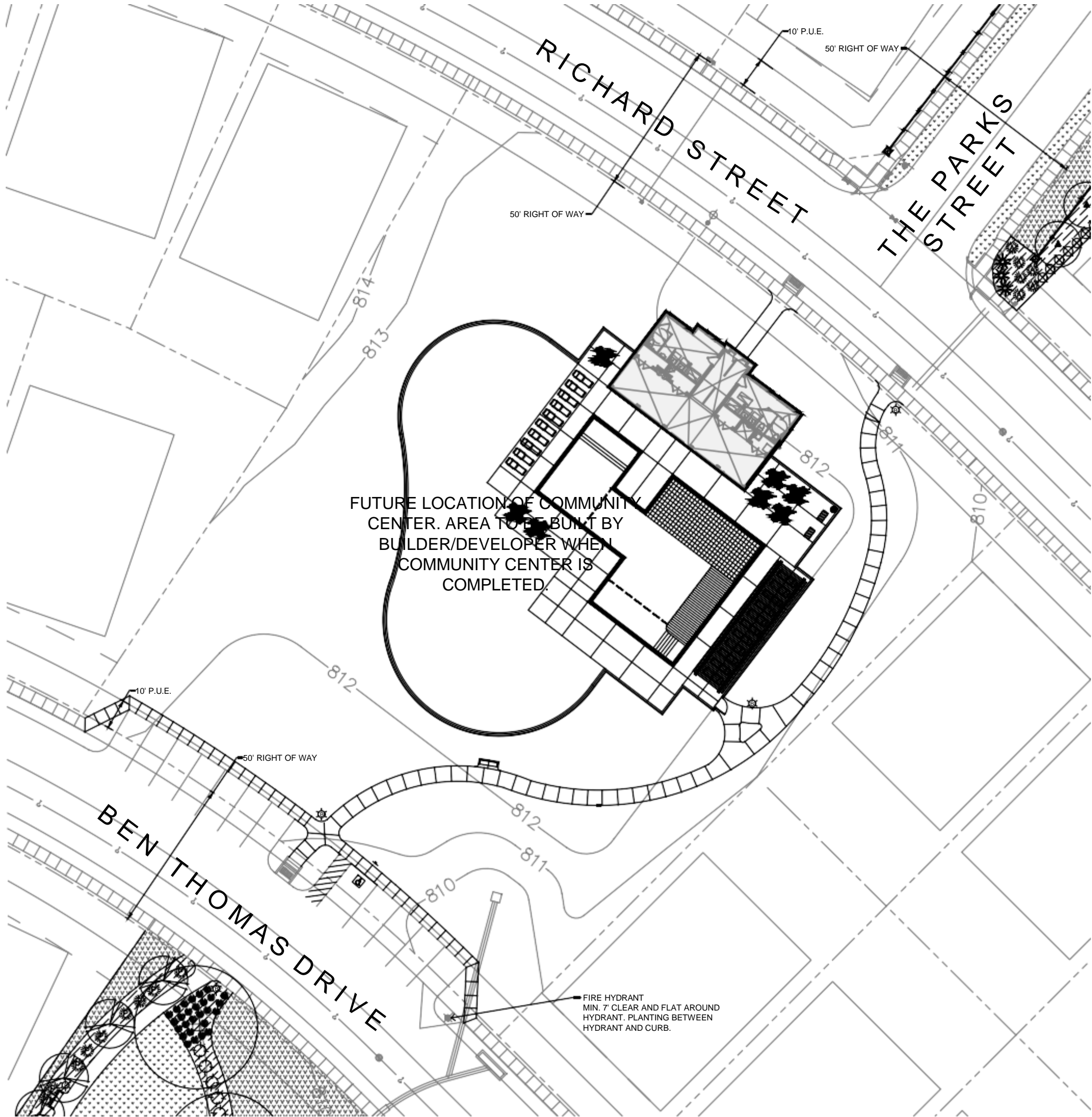
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SHEET TITLE:  
LANDSCAPE  
PLAN

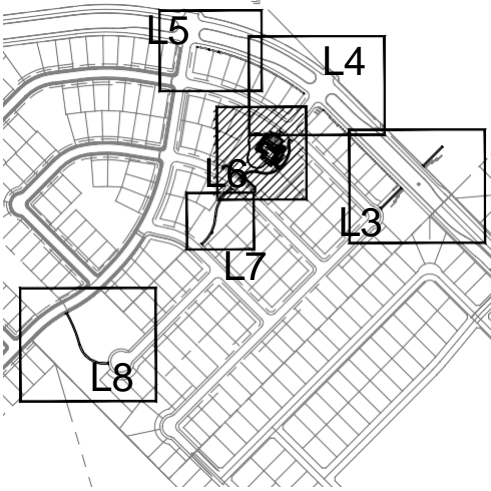
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L5.0  
SHEET 17 OF 31





KEY MAP:



Plant Schedule

SYMBOL	BOTANICAL/Common Name
TREES	
	TAXODIUM DISTICHUM 'BALD' CYPRESS
	GLEDITSIA TRIACANTHOS 'THORNLESS HONEYLOCUST'
	CHILOPSIS LINEARIS 'DESERT WILLOW'
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	QUERCUS TEXANA 'TEXAS RED' OAK
	FRAXINUS PENNSYLVANICA 'GREEN ASH'
	CERCIS CANADENSIS VAR. TEXENSIS 'TEXAS REDBUD'
	QUERCUS MACROCARPA 'BUR OAK'
SHRUBS	
	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW AROMATIC' SUMAC
	SPIRAEA X BUMALDA 'GOLD MOUND' 'SPIRAEA' 'GOLD MOUND'
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 'TEXAS SAGE' 'THUNDER CLOUD'
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' 'KOREAN BOXWOOD' 'WINTER GEM'
ACCENTS	
	HESPERALOE NOCTURNA 'NIGHT BLOOMING' HESPERALOE
ORNAMENTAL GRASSES	
	CAREX TUMUICOLA 'BERKELEY' SEDGE
	PANICUM VIRGATUM 'DALLAS BLUE' 'DALLAS BLUE' SWITCHGRASS
	MISCANTHUS PURPURASCENS 'AUTUMN FLAME' GRASS
	PENNISETUM SETACEUM RUBRUM 'PURPLE' FOUNTAIN GRASS
GROUNDCOVERS	
	CYNODON DACTYLON 'BERMUDA GRASS'
	SALVIA X INDIGO SPIRES' 'INDIGO SPIRES' SALVIA
	SALVIA ROEMERIANA 'CEDAR' SAGE
	TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'
MATERIALS	
	SHREDDED BARK MULCH 'FINE SHREDDED'

1 LANDSCAPE MULCH,  
SEE DETAIL 1, SHEET L9



PARKS @ PF  
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CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE: JULY 2019

PROJECT: 000.0000.81

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REVIEW BY: TK

VERSION:

REVISIONS:

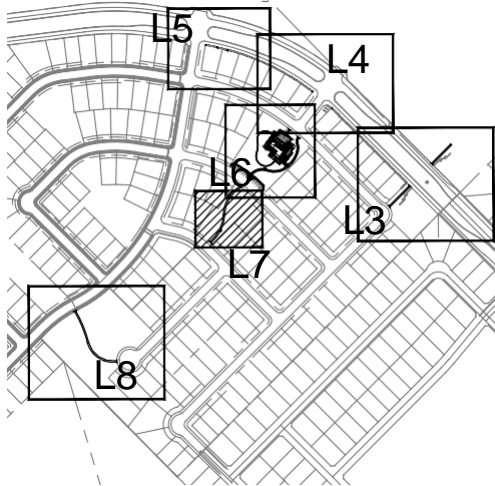
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LANDSCAPE  
PLAN

SHEET NUMBER:

L6.0  
SHEET 18 OF 31



KEY MAP:



Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
TREES	
	TAXODIUM DISTICHUM 'BALD' CYPRESS
	GLEDITSIA TRIACANTHOS THORNLESS HONEYLOCUST
	CHILOPSIS LINEARIS DESERT WILLOW
	QUERCUS VIRGINIANA 'LIVE' OAK
	QUERCUS TEXANA 'TEXAS RED' OAK
	FRAXINUS PENNSYLVANICA GREEN ASH
	CERCIS CANADENSIS VAR. TEXENSIS 'TEXAS REDBUD'
	QUERCUS MACROCARPA BUR OAK
SHRUBS	
	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW AROMATIC' SUMAC
	SPIRAEA X BUMALDA 'GOLD MOUND' SPIRAEA 'GOLD MOUND'
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TEXAS SAGE 'THUNDER CLOUD'
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' KOREAN BOXWOOD 'WINTER GEM'
ACCENTS	
	HESPERALOE NOCTURNA 'NIGHT BLOOMING' HESPERALOE
ORNAMENTAL GRASSES	
	CAREX TUMUICOLA 'BERKELEY' SEDGE
	PANICUM VIRGATUM 'DALLAS BLUE' 'DALLAS BLUE' SWITCHGRASS
	MISCANTHUS PURPURASCENS 'AUTUMN FLAME' GRASS
	PENNISETUM SETACEUM RUBRUM 'PURPLE FOUNTAIN GRASS'
GROUNDCOVERS	
	CYNODON DACTYLON BERMUDA GRASS
	SALVIA X INDIGO SPIRES 'INDIGO SPIRES' SALVIA
	SALVIA ROEMERIANA 'CEDAR' SAGE
	TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'
MATERIALS	
	SHREDDED BARK MULCH 'FINE SHREDDED'

**1** LANDSCAPE MULCH,  
SEE DETAIL 1, SHEET L9



**PARKS @ PF**  
**PHASE 1**  
**CONSTRUCTION DOCUMENTS**  
CITY OF BURLESON, TEXAS



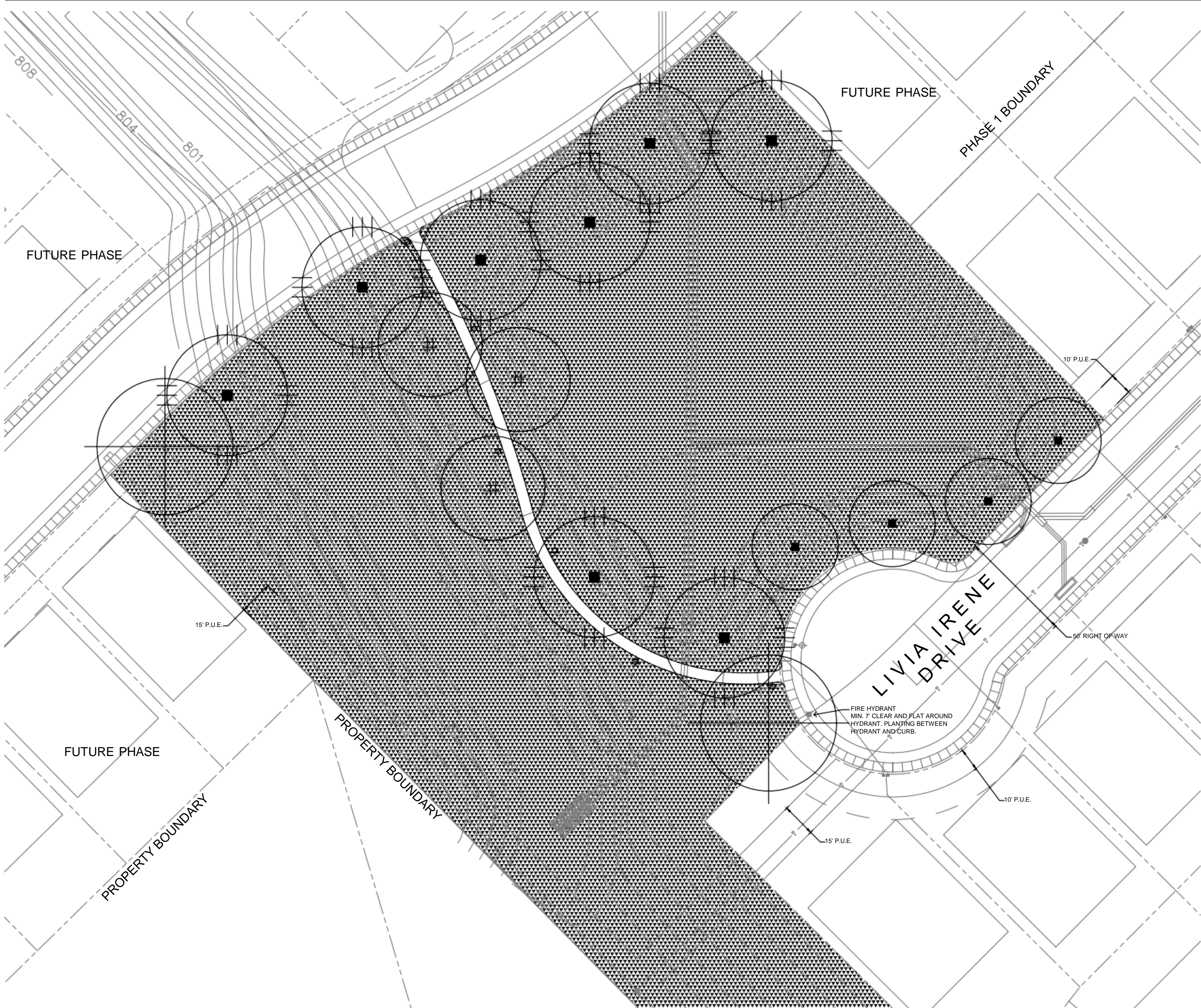
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STE 122-258  
IRVING, TX 75038

DATE:	JULY 2019
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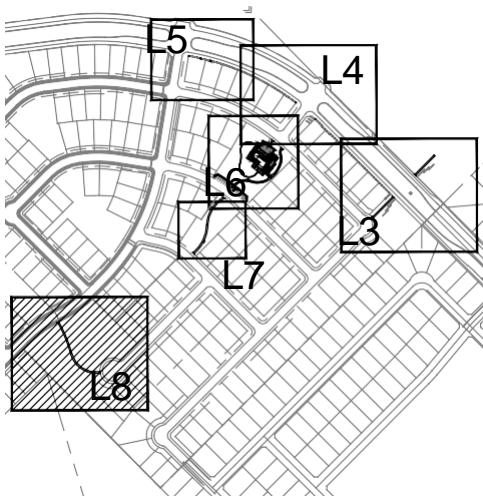
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**LANDSCAPE  
PLAN**

SHEET NUMBER:  
**L7.0**  
SHEET 19 OF 31





KEY MAP:



Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
TREES	
	TAXODIUM DISTICHUM 'BALD' CYPRESS
	GLEDITSIA TRIACANTHOS 'THORNLESS HONEYLOCUST'
	CHILOPSIS LINEARIS 'DESERT WILLOW'
	QUERCUS VIRGINIANA 'LIVE OAK'
	QUERCUS TEXANA 'TEXAS RED OAK'
	FRAXINUS PENNSYLVANICA 'GREEN ASH'
	CERCIS CANADENSIS VAR. TEXENSIS 'TEXAS REDBUD'
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	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW AROMATIC' SUMAC
	SPIRAEA X BUMALDA 'GOLD MOUND' 'SPIRAEA' 'GOLD MOUND'
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	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' 'KOREAN BOXWOOD' 'WINTER GEM'
ACCENTS	
	HESPERALOE NOCTURNA 'NIGHT-BLOOMING' HESPERALOE
ORNAMENTAL GRASSES	
	CAREX TUMULICOLA 'BERKELEY' SEDGE
	PANICUM VIRGATUM 'DALLAS BLUE' 'DALLAS BLUE' SWITCHGRASS
	MISCANTHUS PURPURASCENS 'AUTUMN FLAME' GRASS
	PENNISETUM SETACEUM RUBRUM 'PURPLE' FOUNTAIN GRASS
GROUNDCOVERS	
	CYNODON DACTYLON 'BERMUDA GRASS'
	SALVIA X INDIGO SPIRES 'INDIGO SPIRES' SALVIA
	SALVIA ROEMERIANA 'CEDAR' SAGE
	TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'
MATERIALS	
	SHREDDED BARK MULCH 'FINE SHREDDED'

1 LANDSCAPE MULCH, SEE DETAIL 1, SHEET L9



PARKS @ PF  
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CITY OF BURLESON, TEXAS



PREPARED FOR:  
JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
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IRVING, TX 75038

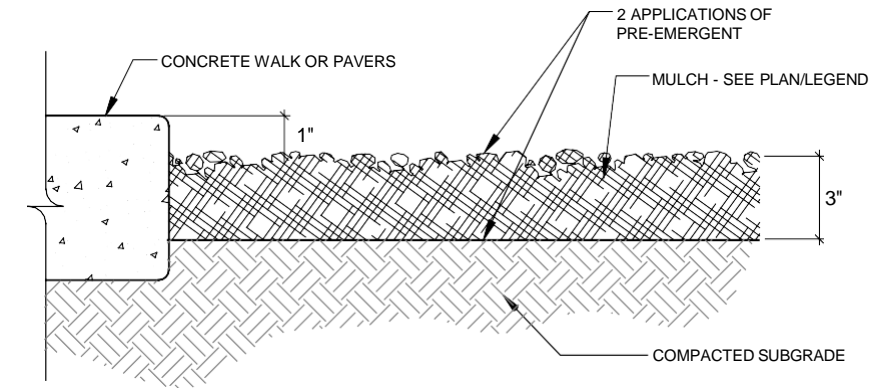
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PROJECT:	000.0000.81
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REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET NUMBER:

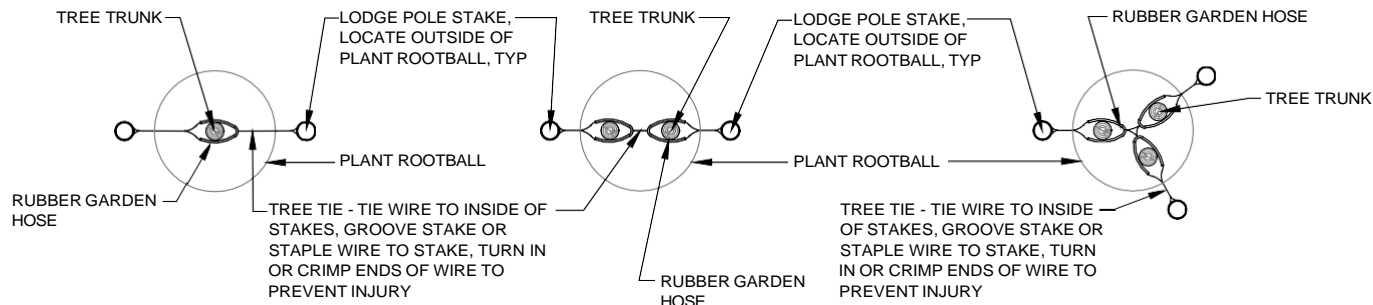
L8.0  
SHEET 20 OF 31





- NOTES:
- SUBMIT MATERIAL TO LANDSCAPE ARCHITECT FOR APPROVALS.
  - PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF MULCH.
  - FINAL APPLICATION OF PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE AFTER INSTALLATION OF MULCH IS RAKED SMOOTH AND UNIFORM.

## 1 LANDSCAPE MULCH



TREE STAKING PLAN - STANDARD

TREE STAKING PLAN - MULTIPLE

TREE STAKING PLAN - MULTIPLE

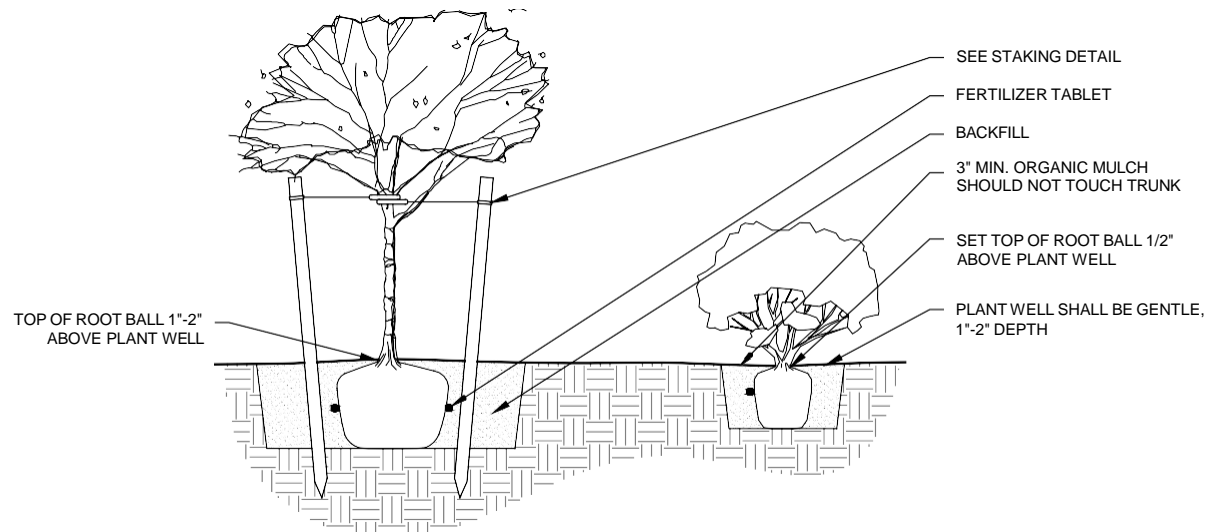
## 2 TREE STAKING DETAIL

note: only provide staking if conditions require it

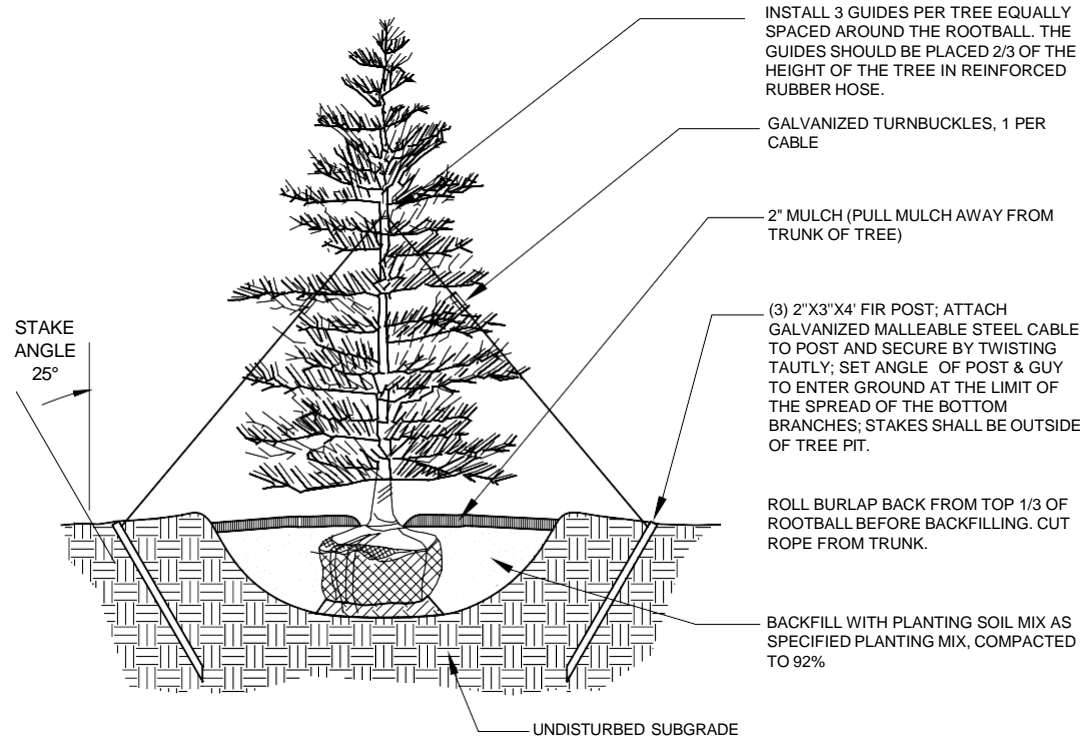
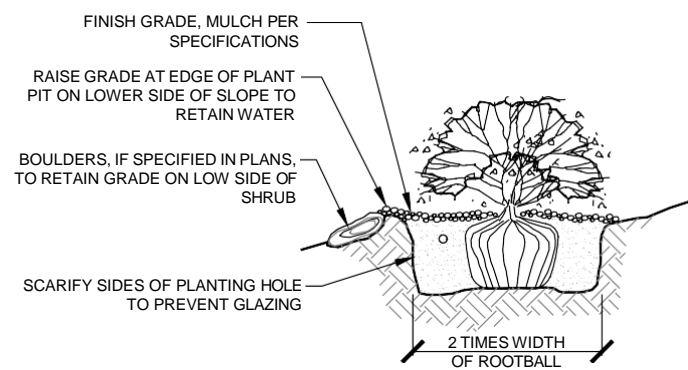
**BACKFILL:**  
ONE PART MULCH TO THREE PARTS NATIVE SOIL.

**PLANTING PIT SIZES:**  
1 GAL. OR 5 GAL. - 2X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 6"  
15 GAL. OR LARGER - 3X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"

**FERTILIZER TABLETS (21 GRAM AGRIFORM TABLETS)**  
1 PER 1 GAL., 3 PER 5 GAL., 5 PER 15 GAL., 1 PER 3" OF BOX SIZE (24" BOX OR LARGER)

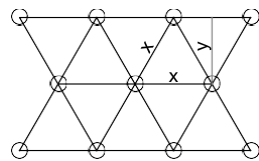


## 3 TREE AND SHRUB PLANTING DETAIL



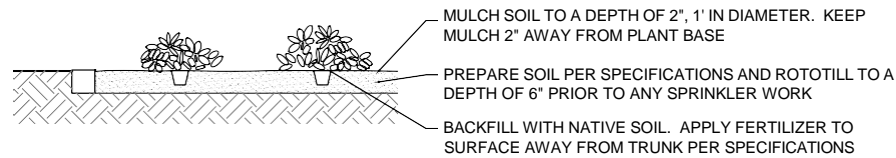
## 5 EVERGREEN TREE PLANTING AND STAKING

note: only provide staking if conditions require it



NOTE:  
ALL GROUNDCOVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN.

PLANT SPACING		
SPACING (x)	ROW (y)	AREA PER PLANT
3 FT. O.C.	2.60 FT.	7.80 FT <sup>2</sup>
4 FT. O.C.	3.46 FT.	13.84 FT <sup>2</sup>



## 6 PERENNIAL/GROUNDCOVER PLANTING DETAIL

## Plant Schedule

QUANTITY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	SIZE
TREES				
3		TAXODIUM DISTICHUM BALD CYPRESS	3" CAL	SINGLE TRUNK
24		PISTACHIA CHINENSIS CHINESE PISTACHE	3" CAL	SINGLE TRUNK
9		CHILOPSIS LINEARIS DESERT WILLOW	3" CAL	MULTI-TRUNK
2		QUERCUS VIRGINIANA LIVE OAK	3" CAL	SINGLE TRUNK
10		QUERCUS TEXANA TEXAS RED OAK	3" CAL	SINGLE TRUNK
35		ULMUS CRASSIFOLIA CEDAR ELM	3" CAL	SINGLE TRUNK
15		CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD	3" CAL	SINGLE TRUNK
8		QUERCUS MACROCARPA BUR OAK	3" CAL	SINGLE TRUNK
SHRUBS				
58		RHUS AROMATICA 'GRO-LOW' 'GRO-LOW AROMATIC' SUMAC	3 GAL	FULL BRANCH PATTERN
12		SPIRAEA X BUMALDA 'GOLD MOUND' SPIRAEA 'GOLD MOUND'	3 GAL	FULL BRANCH PATTERN
85		LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TEXAS SAGE 'THUNDER CLOUD'	3 GAL	FULL BRANCH PATTERN
42		BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' KOREAN BOXWOOD 'WINTER GEM'	3 GAL	FULL BRANCH PATTERN
ACCENTS				
3		HESPERALOE NOCTURNA 'NIGHT BLOOMING' HERPERALOE	3 GAL	
ORNAMENTAL GRASSES				
314		CAREX TUMUCICOLA 'BERKELEY' SEDGE	1 GAL	
4		PANICUM VIRGATUM 'DALLAS BLUE' 'DALLAS BLUE' SWITCHGRASS	3 GAL	
85		MISCANTHUS PURPURASCENS 'AUTUMN FLAME' GRASS	3 GAL	
74		PENNISETUM SETACEUM RUBRUM 'PURPLE' FOUNTAIN GRASS	3 GAL	
GROUNDCOVERS				
77,220 SF.		CYNODON DACTYLON BERMUDA GRASS	SEED	REFER TO LANDSCAPE DETAILS
81		SALVIA X INDIGO SPIRES 'INDIGO SPIRES' SALVIA	1 GAL	REFER TO LANDSCAPE DETAILS
45		SALVIA ROEMERIANA CEDAR SAGE	1 GAL	REFER TO LANDSCAPE DETAILS
147,748 SF.		TEXAS NATIVE GRASS MIX 'BLACKLAND PRAIRIE MIX'	SEED	SEE NOTE 22 LANDSCAPE NOTES
MATERIALS				
134 CY		SHREDDED BARK MULCH 'FINE SHREDDED'	SHREDDED, 2" DEPTH	



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE: JULY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

VERSION:

REVISIONS:

SHEET TITLE:  
LANDSCAPE  
DETAILS

SHEET NUMBER:

L9.0  
SHEET 21 OF 31

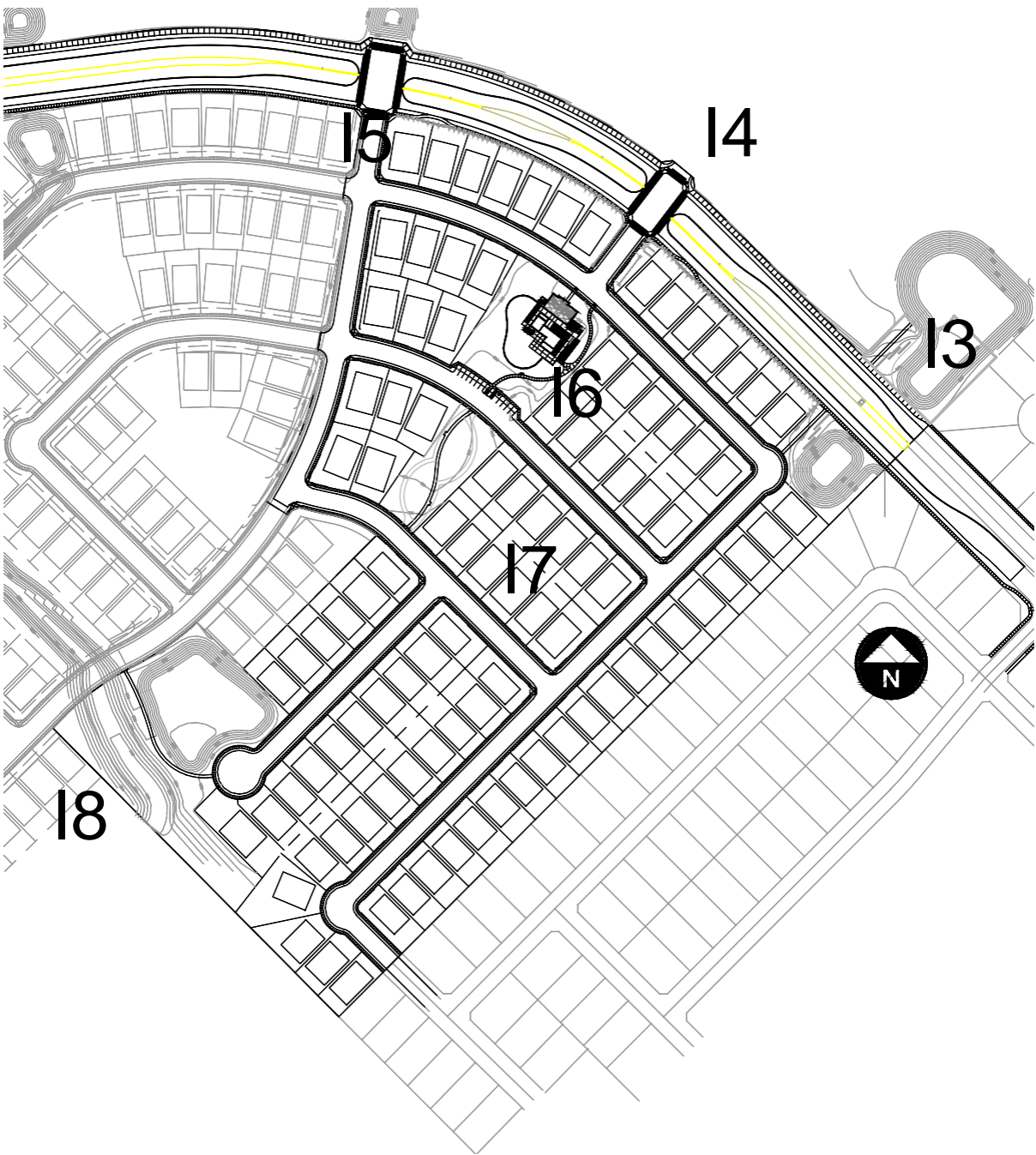


IRRIGATION SCHEDULE - HOA MAINTAINED AREAS				
SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	DETAIL NUMBER
☉ ☉ ○	HUNTER	PRO5-04-PRS30 WITH PRO SPRAY 8 FEET NOZZLES	POP-UP SPRAY HEAD	13
① ② ③	HUNTER	PRO5-04-PRS40-CV WITH MP ROTATOR 3000 SERIES NOZZLES	POP-UP SPRAY HEAD	13
☉ ☉ ☉	HUNTER	PRO5-04-PRS40-CV WITH MP ROTATOR CORNER AND SIDE STRIP NOZZLES	POP-UP SPRAY HEAD	13
▲	HUNTER	PRO5-04-PRS30 WITH MSBN-50Q NOZZLE	TREE / SHRUB BUBBLER	12
⊗	RAINBIRD	PEB	ELECTRIC CONTROL VALVE	12
⊕	RAINBIRD	XCZ-075-PRF or XCZ-100-PRF	DRIP VALVE ASSEMBLY	12
▽	RAINBIRD	44-LRC	QUICK COUPLING VALVE	7
A B C D	HUNTER	I-CORE-M - (STATION # AS REQUIRED) w/ PED-SS (STAINLESS STEEL PEDESTAL)	ELECTRIC CONTROLLER	1
N/S	GUARDSHACK	GS-5	BACKFLOW PREVENTER ENCLOSURE	2
◇	HUNTER	SOLAR SYNC - WSS-SEN	WEATHER SENSOR DEVICE	4
▧	FEBCO	825YA	RP BACKFLOW PREVENTER	3
F	FEBCO	FEBCO 650A (SIZE PER LINE)	WYE STRAINER	3
N/S	OLD CASTLE	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	MATCO	201X	MANUAL DRAIN VALVE	5
✂		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	6
FS	DATA INDUSTRIAL	IR220P - 1"	MASTER CONTROL VALVE	10
⊙	RAINBIRD	PESB	FLOW SENSOR	11
---		CLASS 200 BE	PVC MAINLINE	8
---		TYPE K COPPER	HARD COPPER PIPE	3
---		CLASS 200 BE (1" & LARGER)	PVC LATERAL	8
---		CLASS 160	PVC SLEEVING	9
~~~~~	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH	1000-14, 6 / 11.9
N/S		XERI-BUG	DRIP EMITTERS	16
▶	RAINBIRD		DRIP LINE BLOW-OUT STUB	17
M			WATER METER	PER CITY WATER REQUIREMENTS
P		MODEL NUMBER TO BE DETERMINED	BOOSTER PUMP	IF REQUIRED
<div><div><div>3</div><div>A (controller)</div></div><div><div>1</div><div>NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES</div></div><div><div>1</div><div>CONTROLLER &amp; STATION NO.</div></div><div><div>1</div><div>CONTROL VALVE SIZE</div></div></div>				

IRRIGATION CONSTRUCTION NOTES:

1. DRAWINGS AND BASE INFORMATION: ALL BASE INFORMATION HAS BEEN PROVIDED BY GOODWIN MARSHALL INC., CIVIL ENGINEERS (GM). THE CONTRACTOR IS RESPONSIBLE TO NOTIFY GM OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY GM AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE/SHE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
2. SYSTEM PRESSURE: GM HAS CONTACTED THE LOCATE WATER DISTRICT THAT SERVES THE SITE, AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE (TO BE DETERMINED) PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY GM OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST RESULTS SHALL BE PROVIDED TO GM AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY AND/OR NOTIFY GM OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE/SHE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 85 PSI MINIMUM. SHOULD SUFFICIENT PRESSURE NOT BE AVAILABLE, A BOOSTER PUMP WILL BE REQUIRED.
3. IRRIGATION SYSTEM OPERATION INTENT: THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A FOUR NIGHT PER WEEK, FIVE HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED UPON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
- BERMUDA GRASS: 1.49" PER WEEK PEAK SEASON  
ORNAMENTAL PLANTINGS 0.54" PER WEEK PEAK SEASON
4. EQUIPMENT INSTALLATION: IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MIN. OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS INDICATED ON THE PLANS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQ.). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.
5. MANUAL DRAIN VALVES: CONTRACTOR TO INSTALL ONE MANUAL DRAIN ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINT AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATION IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
6. POP-UP SPRAY NOZZLES: CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 16 SERIES NOZZLES ON ALL HEADS SPACED AT 12" TO 14". INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10" TO 11". INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8" TO 9". INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED 6" TO 7". INSTALL 5" NOZZLES ON ALL HEADS SPACED AT 5". INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN 'L' OR 'R' DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
7. DRIP IRRIGATION: REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
8. UNLABELED PIPING: ALL UNLABELED PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
9. SLEEVING: ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE SEPARATE WIRE SLEEVE.
- | SLEEVED PIPE SIZE/WIRE QUANTITY | REQ. SLEEVE SIZE & (QUANTITY) |
|---------------------------------|-------------------------------|
| 1" - 1" PIPING                  | 2" PVC (1)                    |
| 1 1/2" - 2" PIPING              | 4" PVC (1)                    |
| 2 1/2" - 3" PIPING              | 6" PVC (1)                    |
| 1 - 25 CONTROL WIRES            | 2" PVC (1)                    |
| 26 - 50 CONTROL WIRES           | 3" PVC (1)                    |
10. SPARE CONTROL WIRES: CONTRACTOR SHALL EXTEND THREE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
11. ADJUSTMENT: CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATION SYSTEM TO REDUCE / AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
12. PLANS AND SPECIFICATIONS: CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY THE CITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY APPROVED STAMPED PLANS AND CONSISTENTLY WITH CITY SPECIFICATIONS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.
13. SIMULTANEOUS ZONE OPERATION: THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

KEY MAP:



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE: JULY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

VERSION:

REVISIONS:

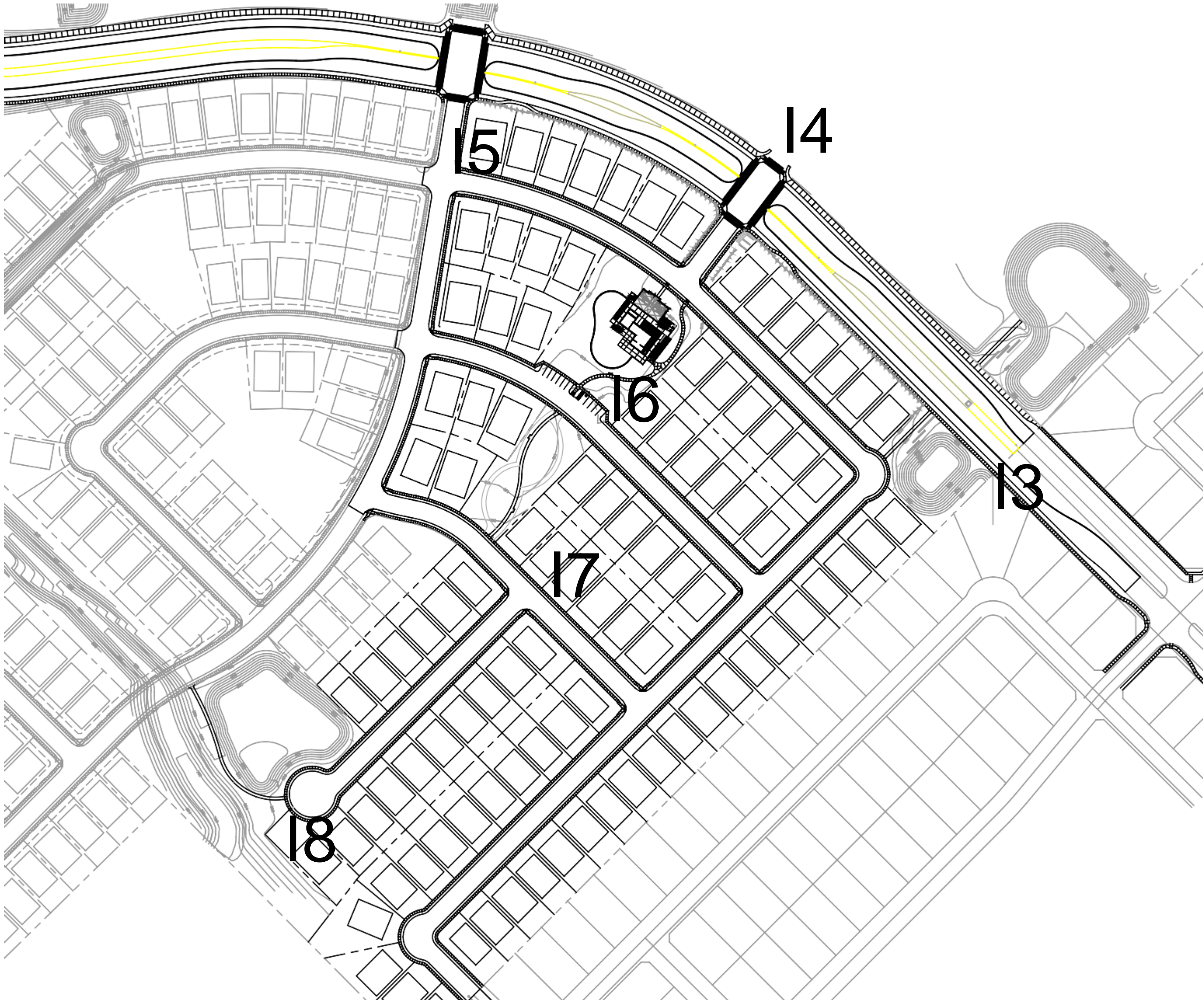
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IRRIGATION COVER  
SHEET

SHEET NUMBER:

11.0

SHEET 22 OF 31





**PARKS @ PF**  
**PHASE 1**  
**CONSTRUCTION DOCUMENTS**  
CITY OF BURLESON, TEXAS



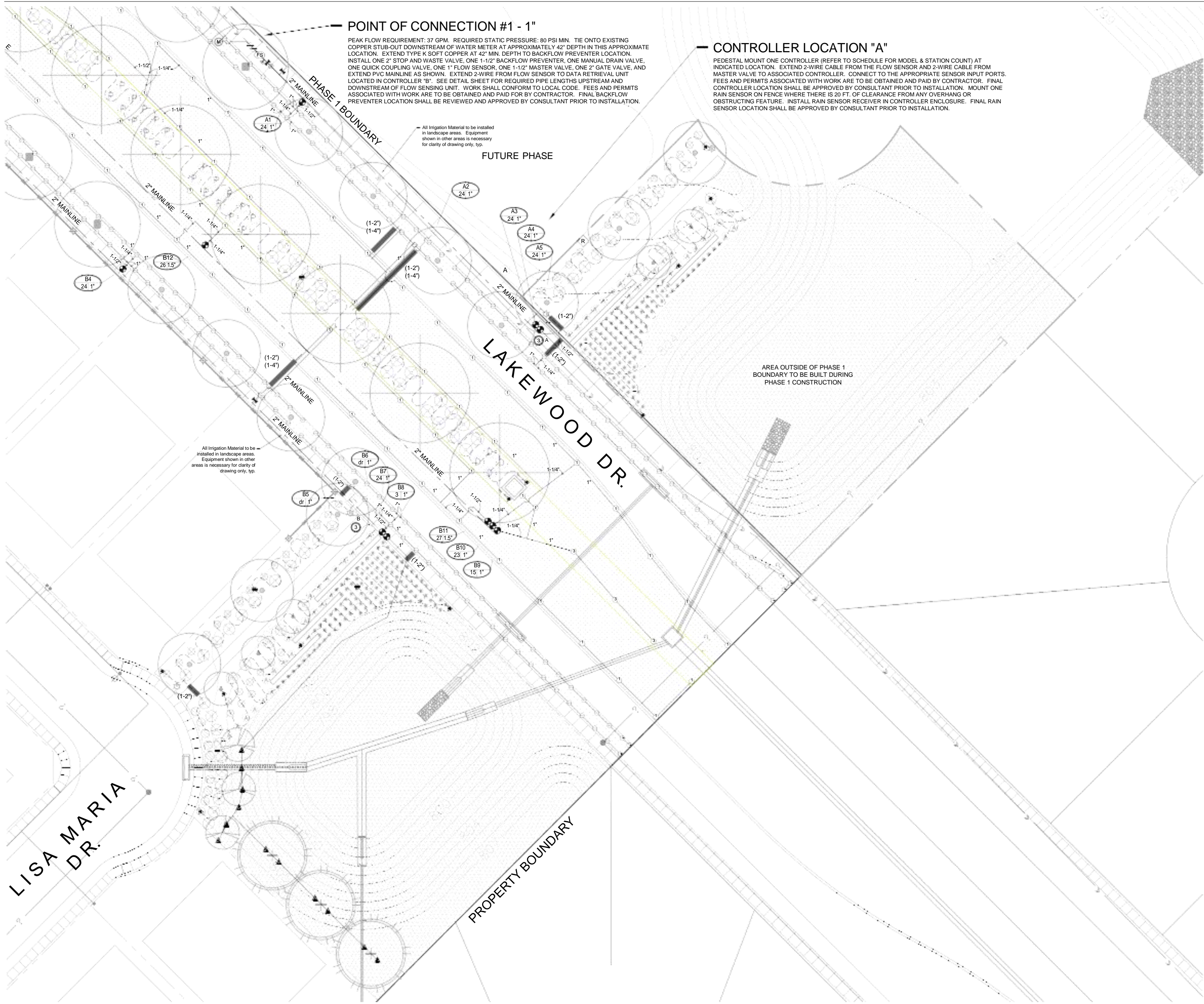
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JC PANCHASARP LP  
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REVISIONS:	

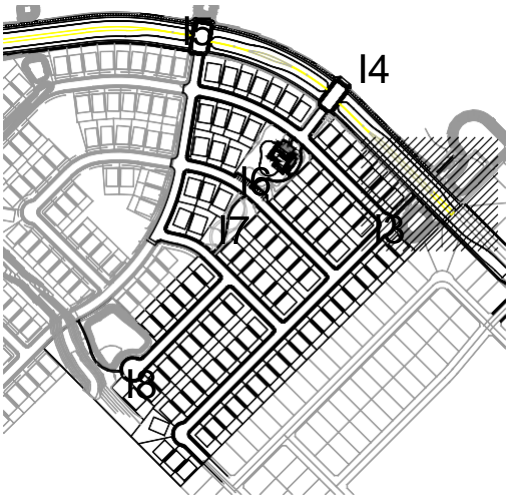
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IRRIGATION PLAN**

SHEET NUMBER:  
**12.0**  
SHEET 23 OF 31





KEY MAP:



REFER TO SHEET

- 11.0 IRRIGATION SCHEDULE
- 11.0 IRRIGATION NOTES
- 13.0 - 18.0 IRRIGATION PLANS
- 19.0 - I10.0 IRRIGATION DETAILS



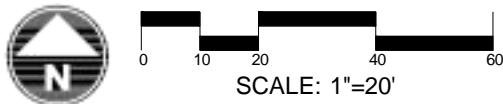
**PARKS @ PF**  
**PHASE 1**  
**CONSTRUCTION DOCUMENTS**  
CITY OF BURLESON, TEXAS



PREPARED FOR:  
JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038



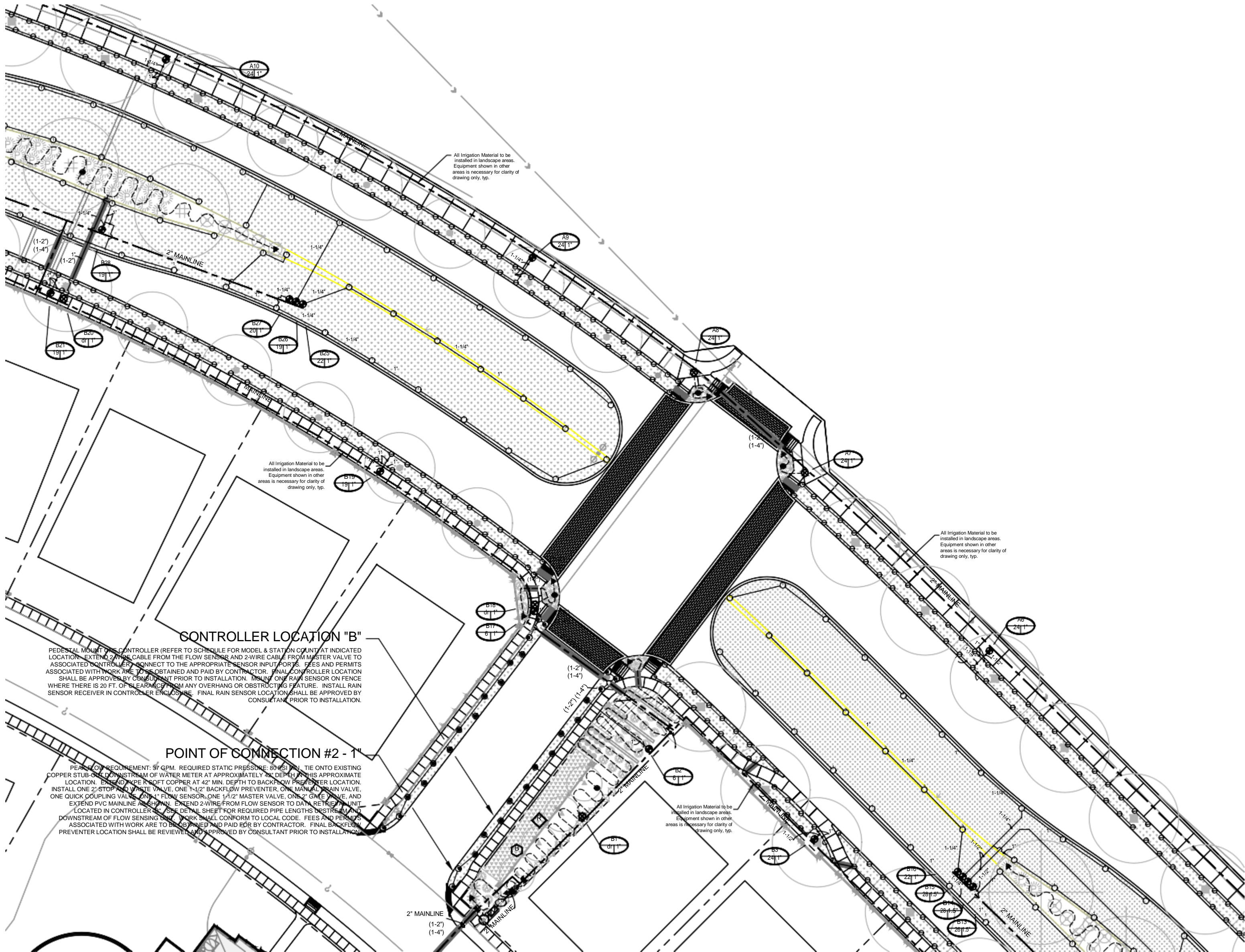
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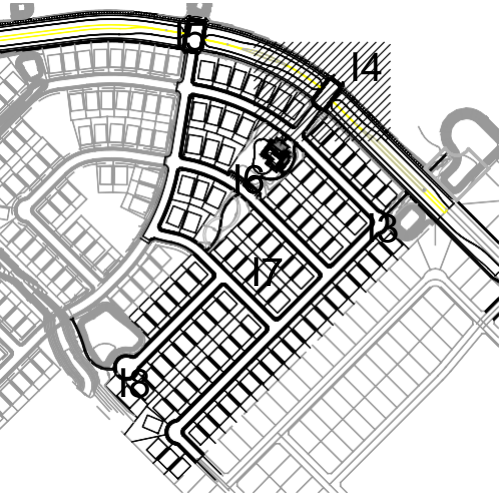
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SHEET NUMBER:  
**13.0**  
SHEET 24 OF 31





KEY MAP:



REFER TO SHEET

- 11.0 IRRIGATION SCHEDULE
- 11.0 IRRIGATION NOTES
- 13.0 - 18.0 IRRIGATION PLANS
- 19.0 - 110.0 IRRIGATION DETAILS



**PARKS @ PF**  
**PHASE 1**  
**CONSTRUCTION DOCUMENTS**  
CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

DATE: JULY 2019

PROJECT: 000.0000.81

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VERSION:

REVISIONS:

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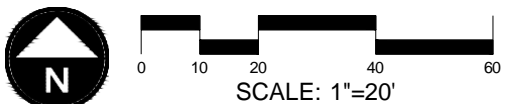
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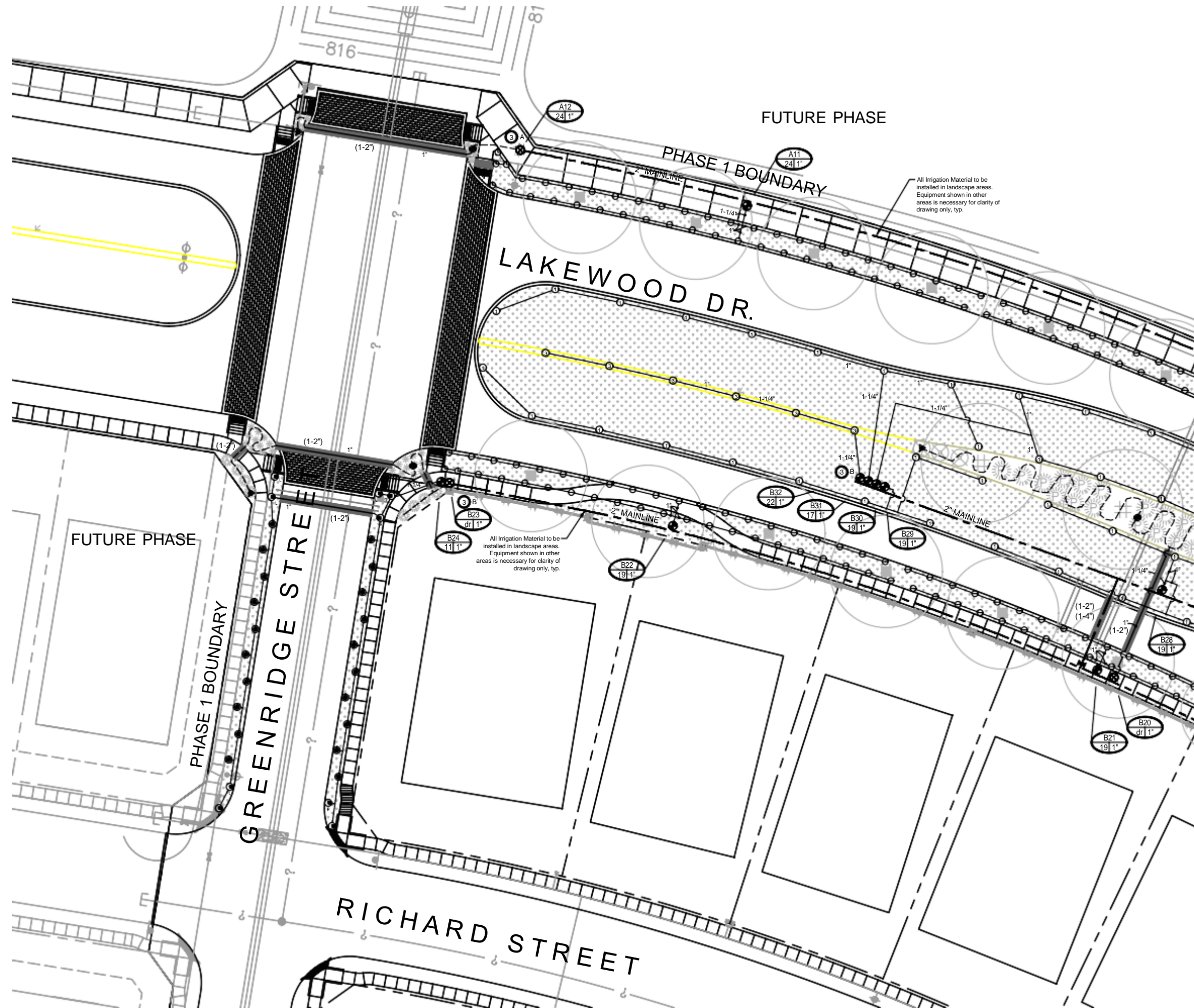
SHEET 25 OF 31



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.







KEY MAP:



REFER TO SHEET

- 11.0 IRRIGATION SCHEDULE
- 11.0 IRRIGATION NOTES
- 13.0 - 18.0 IRRIGATION PLANS
- 19.0 - I10.0 IRRIGATION DETAILS



# PARKS @ PF

## PHASE 1

### CONSTRUCTION DOCUMENTS

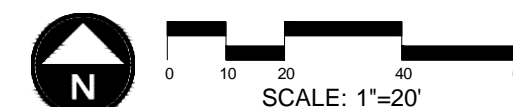
CITY OF BURLESON, TEXAS



PREPARED FOR:  
JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038



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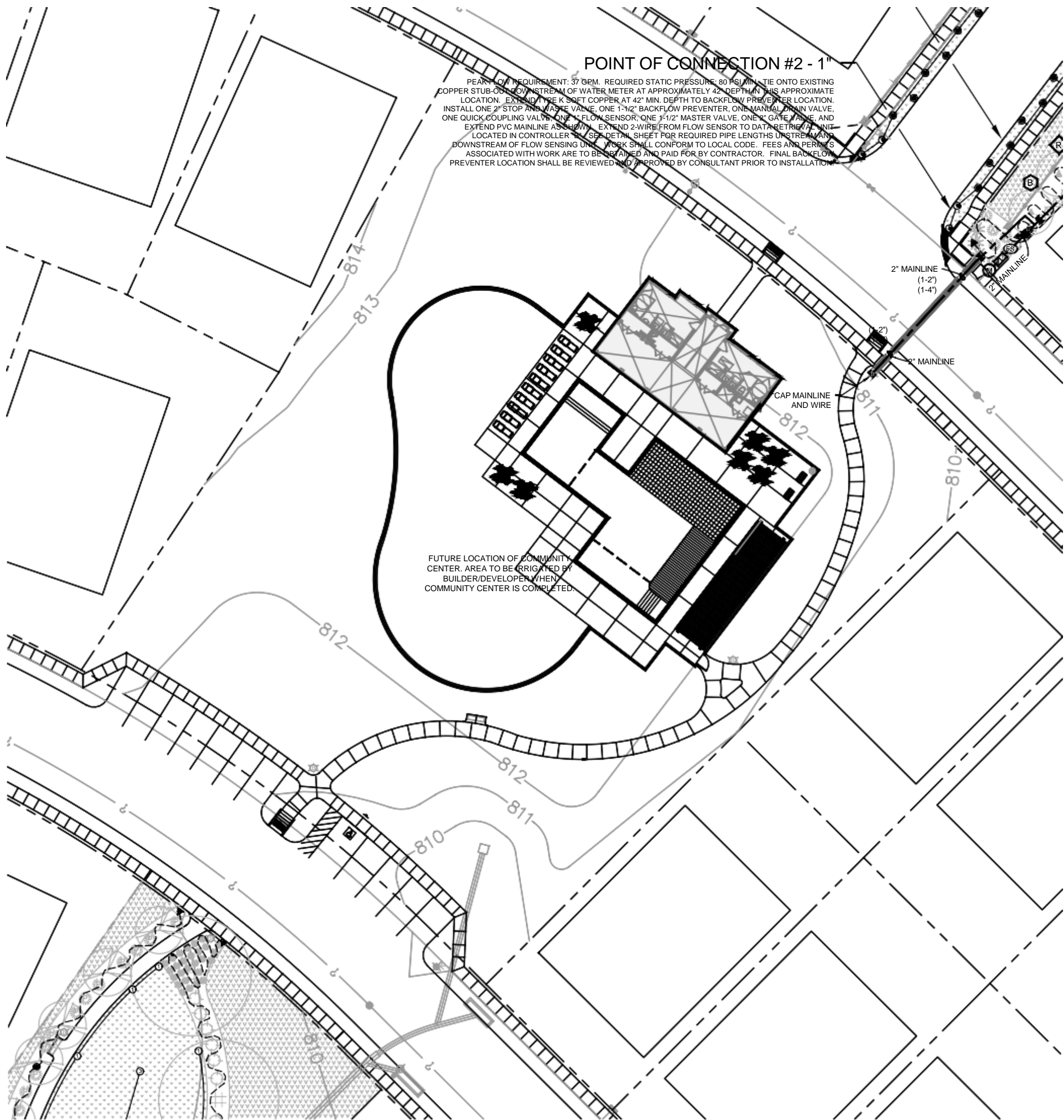
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VERSION:	
REVISIONS:	

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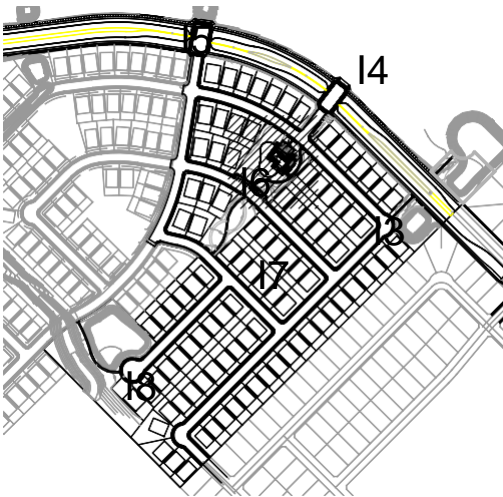
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SHEET 26 OF 31





KEY MAP:

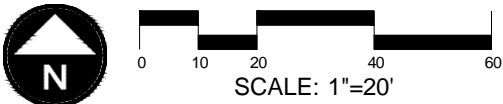


REFER TO SHEET

- 11.0 IRRIGATION SCHEDULE
- 11.0 IRRIGATION NOTES
- 13.0 - 18.0 IRRIGATION PLANS
- 19.0 - 110.0 IRRIGATION DETAILS



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PARKS @ PF  
PHASE 1  
CONSTRUCTION DOCUMENTS  
CITY OF BURLESON, TEXAS



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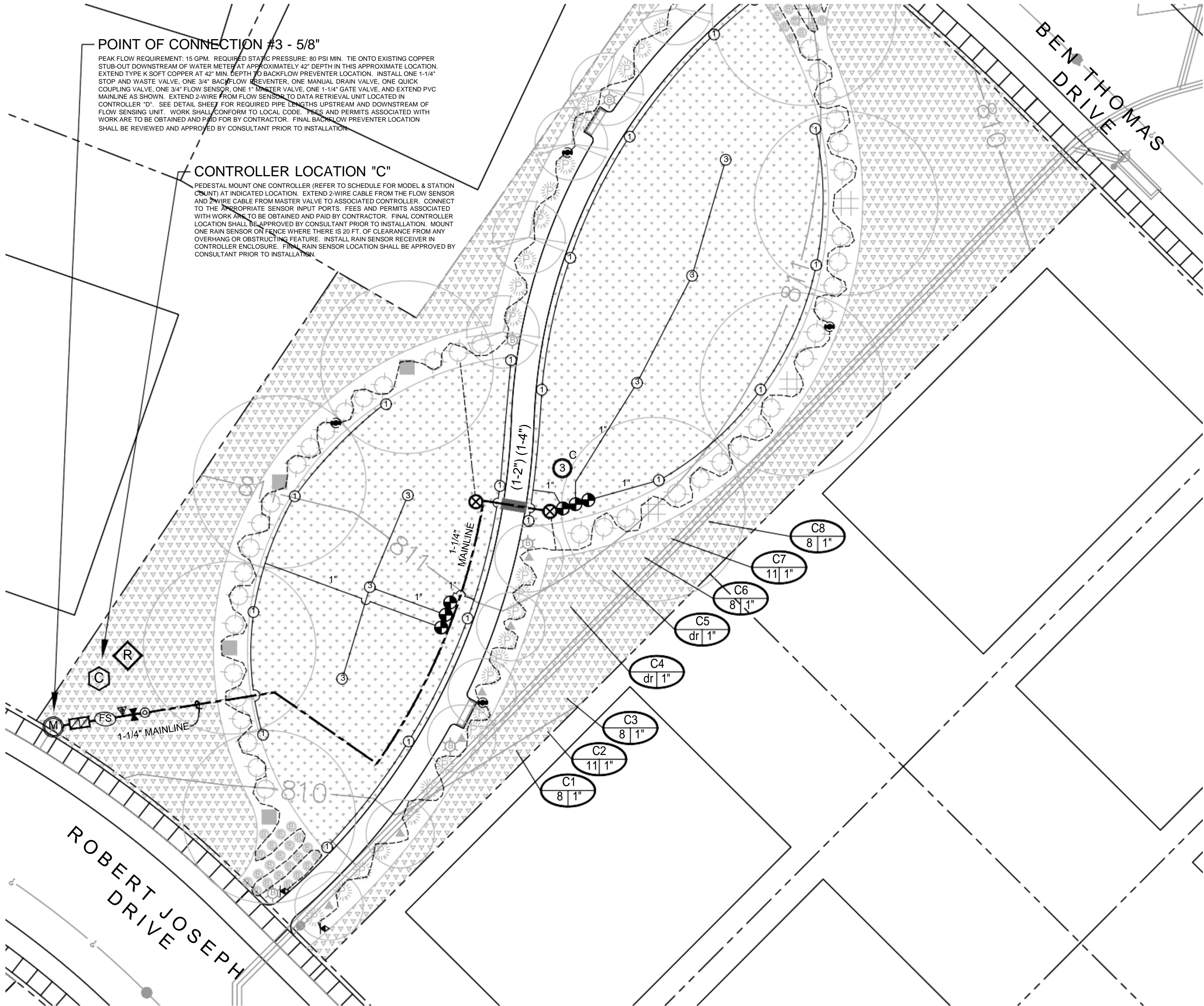
JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
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REVIEW BY:	TK
VERSION:	
REVISIONS:	

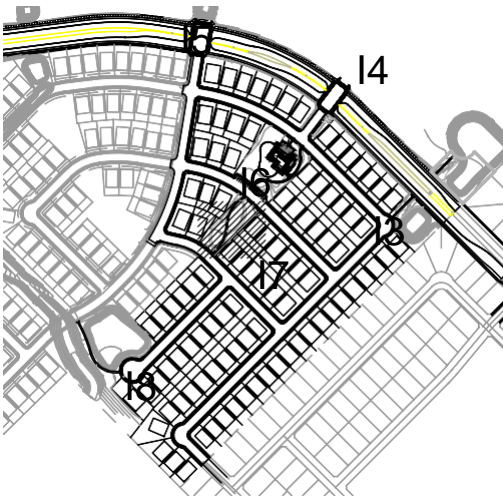
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IRRIGATION  
PLAN

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16.0  
SHEET 27 OF 31





KEY MAP:



REFER TO SHEET

- |              |                     |
|--------------|---------------------|
| 11.0         | IRRIGATION SCHEDULE |
| 11.0         | IRRIGATION NOTES    |
| 13.0 - 18.0  | IRRIGATION PLANS    |
| 19.0 - 110.0 | IRRIGATION DETAILS  |



**PARKS @ PF**  
**PHASE 1**  
**CONSTRUCTION DOCUMENTS**  
CITY OF BURLESON, TEXAS

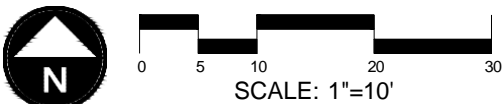


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STE 122-258  
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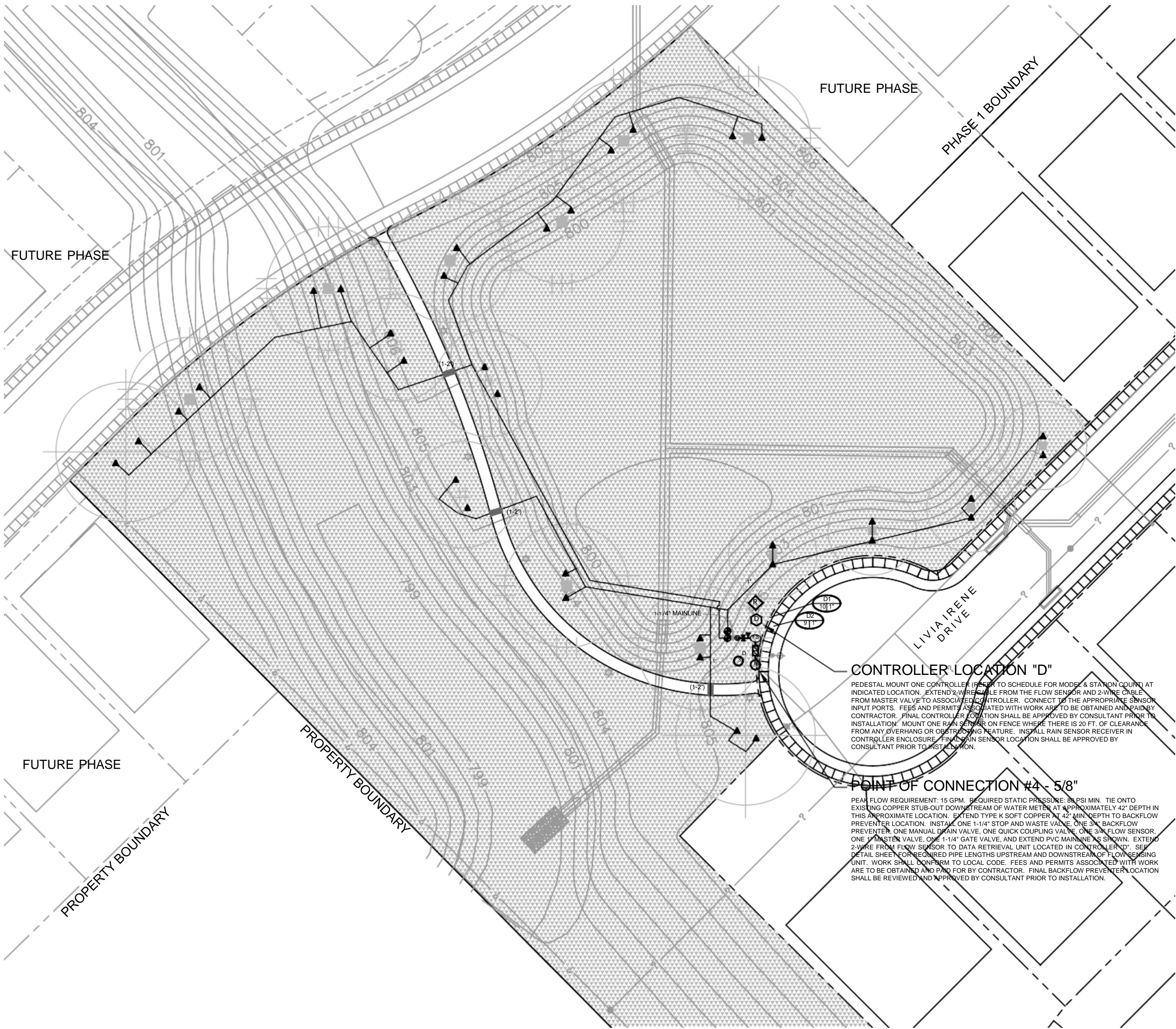


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DRAWN BY:	TK
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VERSION:	
REVISIONS:	

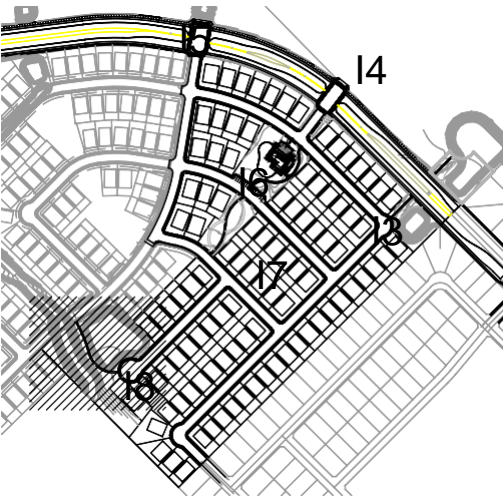
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SHEET NUMBER:  
**17.0**  
SHEET 28 OF 31





KEY MAP:



REFER TO SHEET

- 11.0 IRRIGATION SCHEDULE
- 11.0 IRRIGATION NOTES
- 13.0 - 18.0 IRRIGATION PLANS
- 19.0 - I10.0 IRRIGATION DETAILS



# PARKS @ PF

## PHASE 1

### CONSTRUCTION DOCUMENTS

CITY OF BURLESON, TEXAS



PREPARED FOR:

JC PANCHASARP LP  
 4020 N. MACARTHUR BLVD.  
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 IRVING, TX 75038

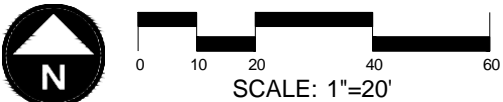
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REVISIONS:	

SHEET TITLE:  
 IRRIGATION  
 PLAN

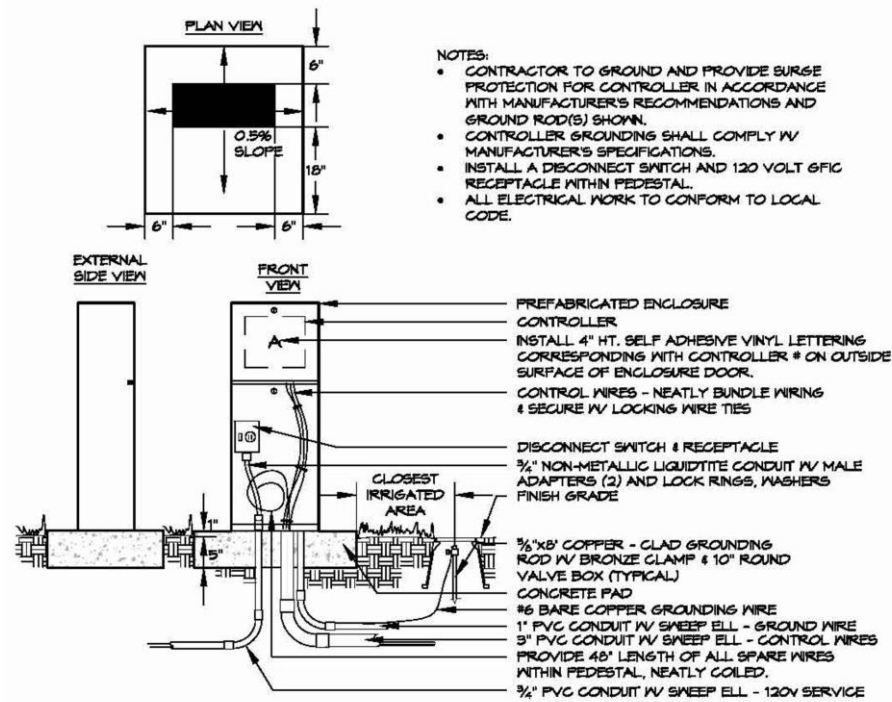
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 18.0  
 SHEET 29 OF 31



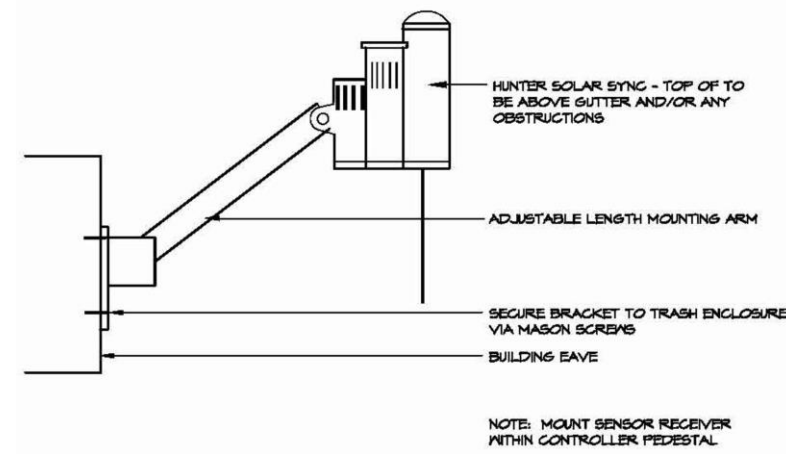
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU  
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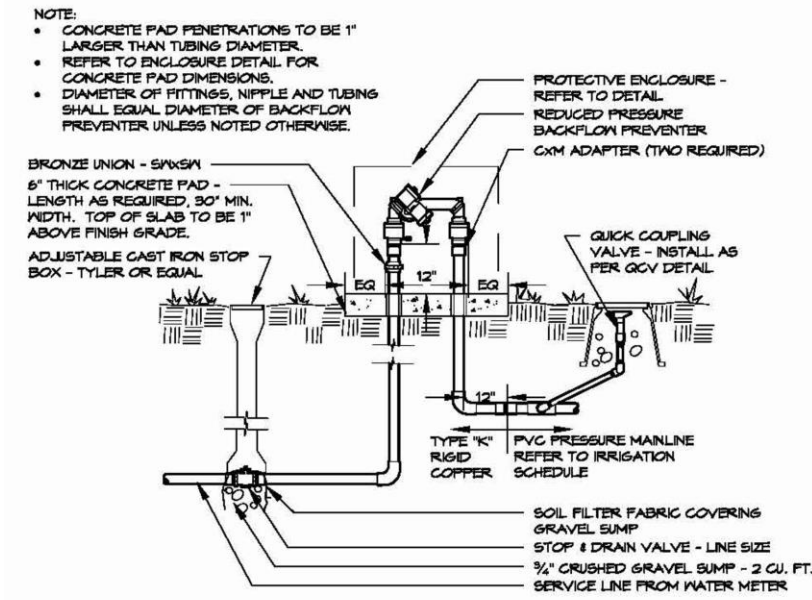




1 PEDESTAL CONTROLLER  
NTS

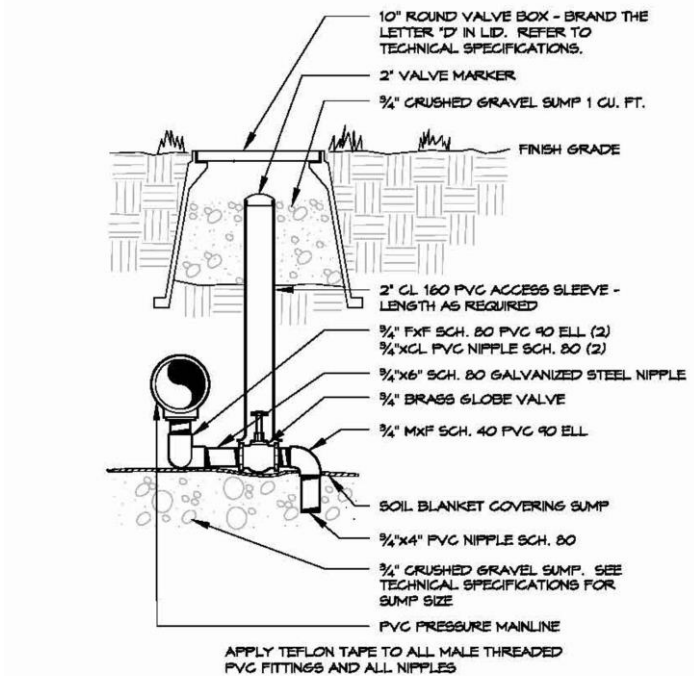
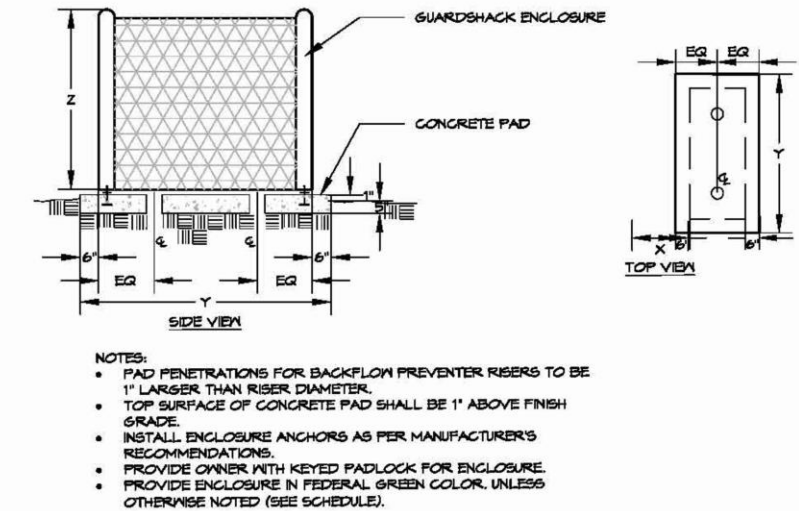


2 ET MANAGEMENT DEVICE  
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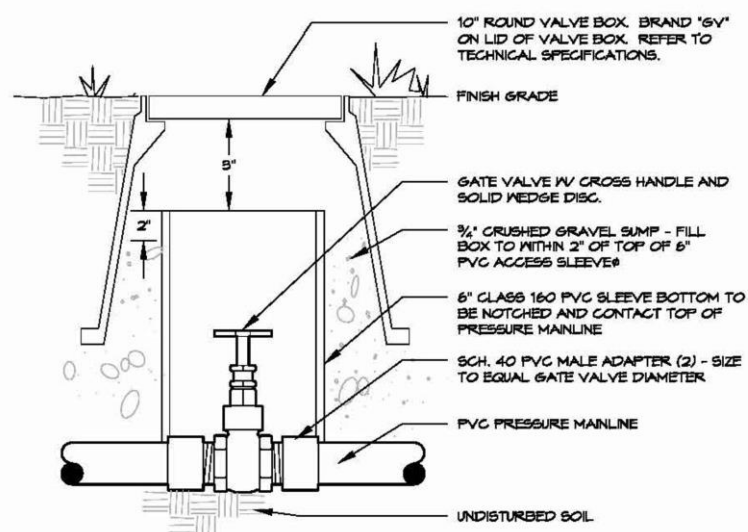


3 BACKFLOW PREVENTER & ENCLOSURE (GUARDSHACK)  
NTS

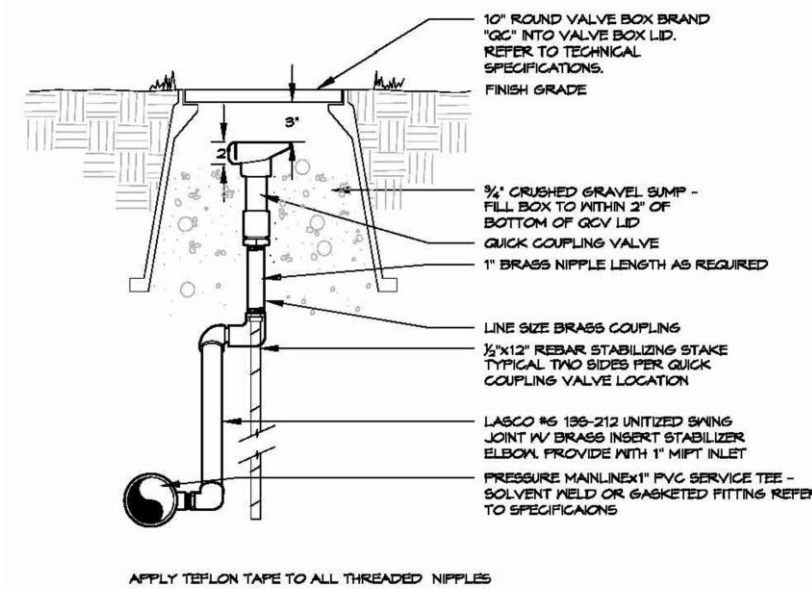
BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y	Z
FEBGO 825YA 3/4" & 1"	GS-3	10"	24"	18"
FEBGO 825YA 1 1/2" & 2"	GS-1	10"	34"	24"



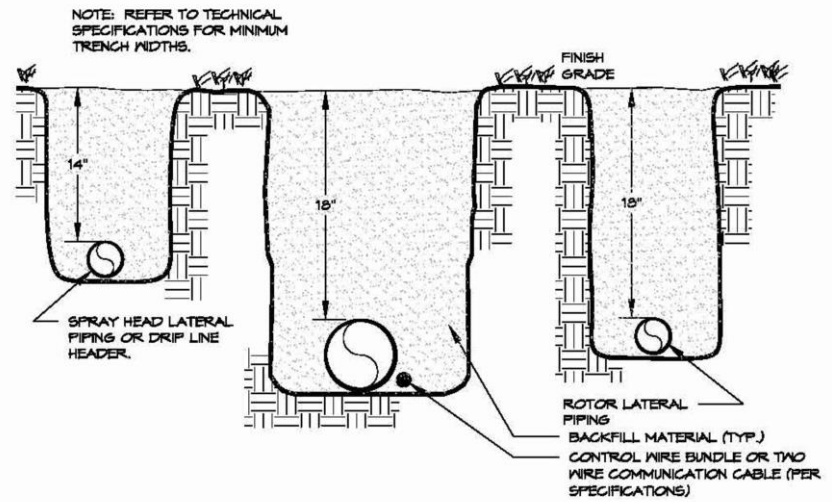
4 MANUAL DRAIN VALVE  
NTS



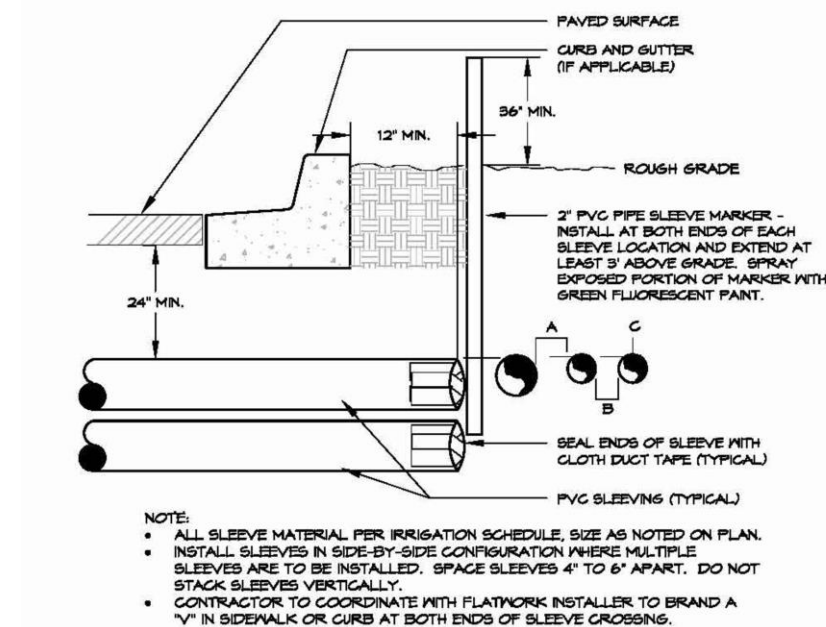
5 GATE VALVE  
NTS



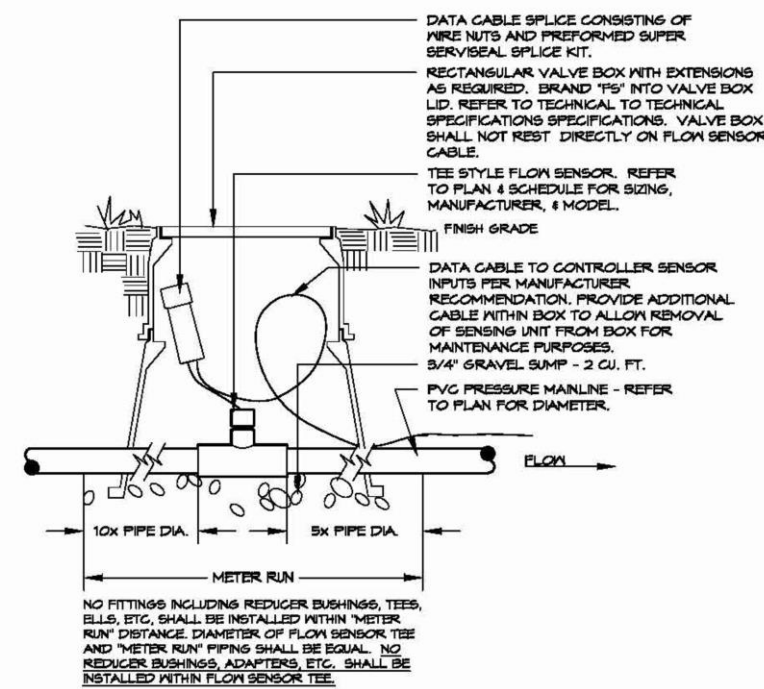
6 QUICK COUPLING VALVE  
NTS



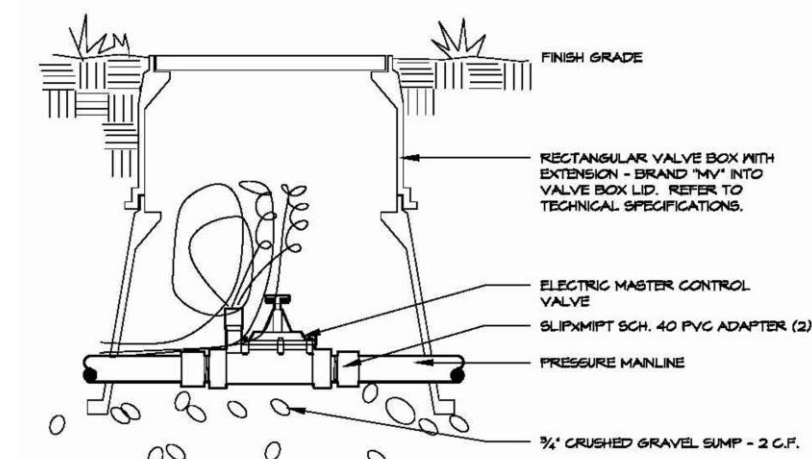
7 TRENCH  
NTS



8 IRRIGATION SLEEVE  
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9 FLOW SENSOR  
NTS



10 MASTER VALVE  
NTS



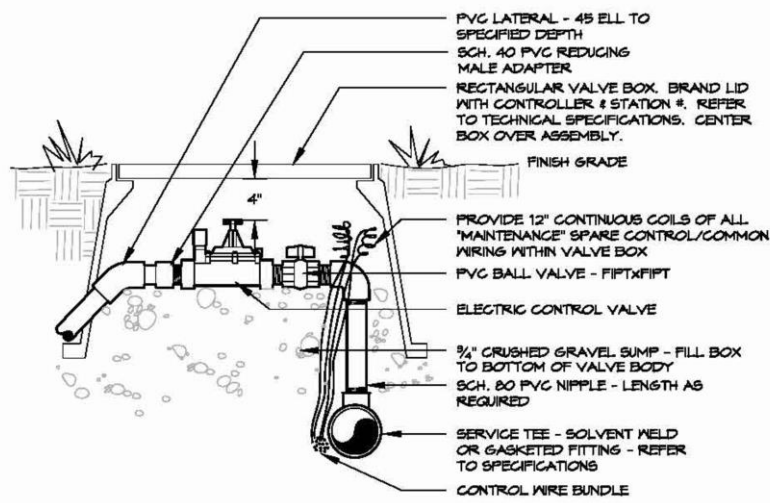
PREPARED FOR:  
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STE 122-258  
IRVING, TX 75038

DATE: JULY 2019  
PROJECT: 000.0000.81  
DRAWN BY: TK  
REVIEW BY: TK  
VERSION:  
REVISIONS:

SHEET TITLE:  
**IRRIGATION  
DETAILS**

SHEET NUMBER:  
**19.0**  
SHEET 30 OF 31

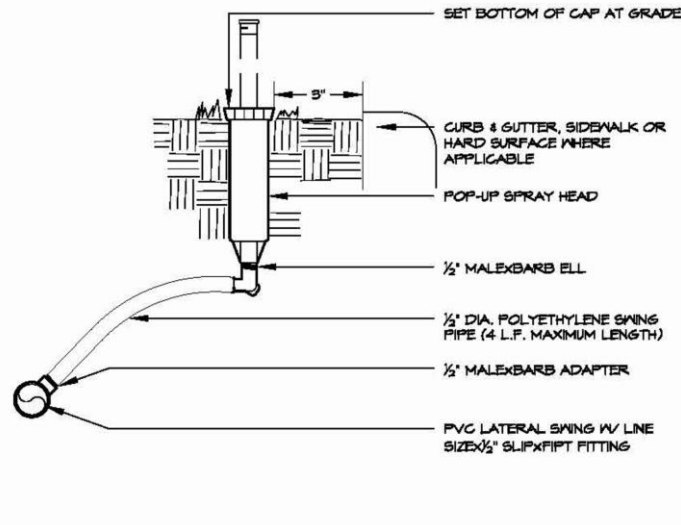




NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

## 1 ELECTRIC CONTROL VALVE

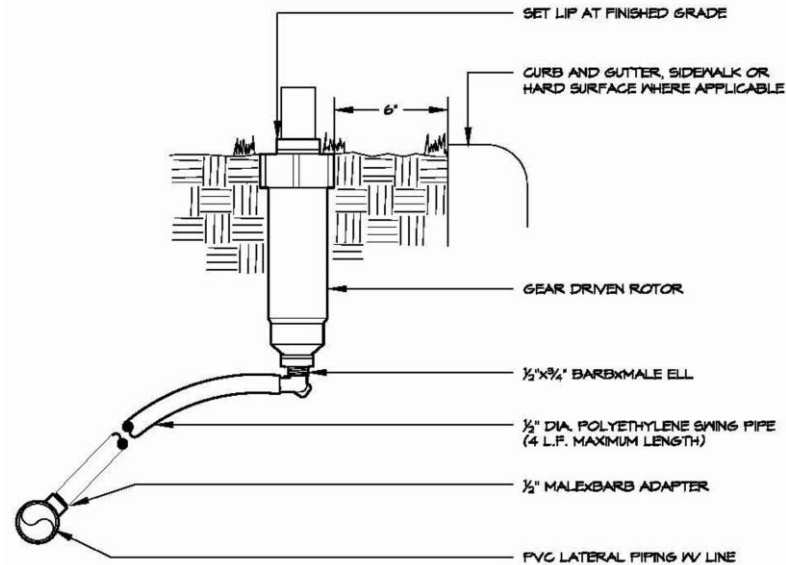
NTS



NOTE:  
• SET HEAD PERPENDICULAR TO FINISH GRADE.  
• APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.  
• DOUBLE CLAMP 1/2" & 2" DIAMETER FITTINGS.

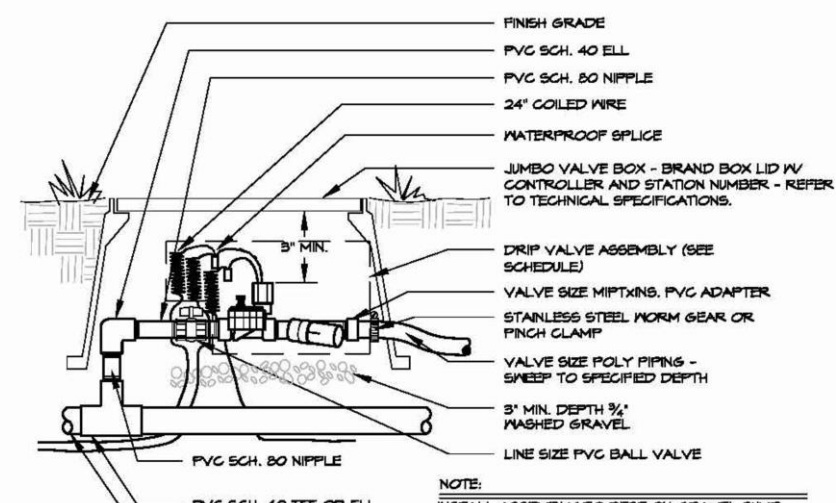
## 2 POP-UP SPRAY HEAD

NTS



## 3 ROTOR HEAD

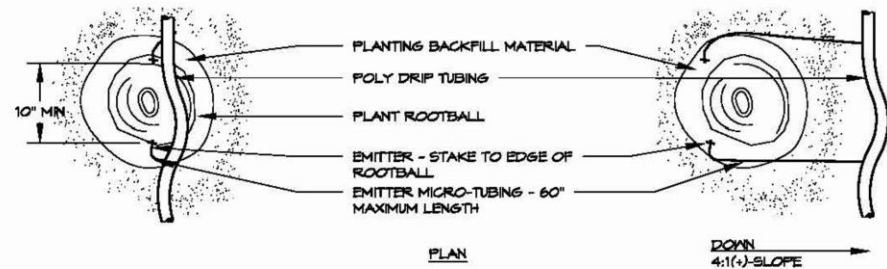
NTS



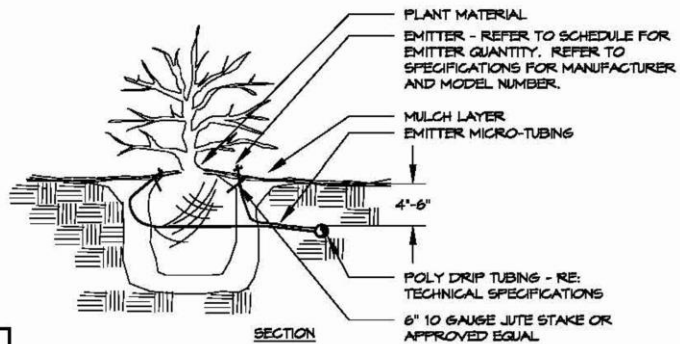
NOTE:  
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.

## 4 DRIP VALVE

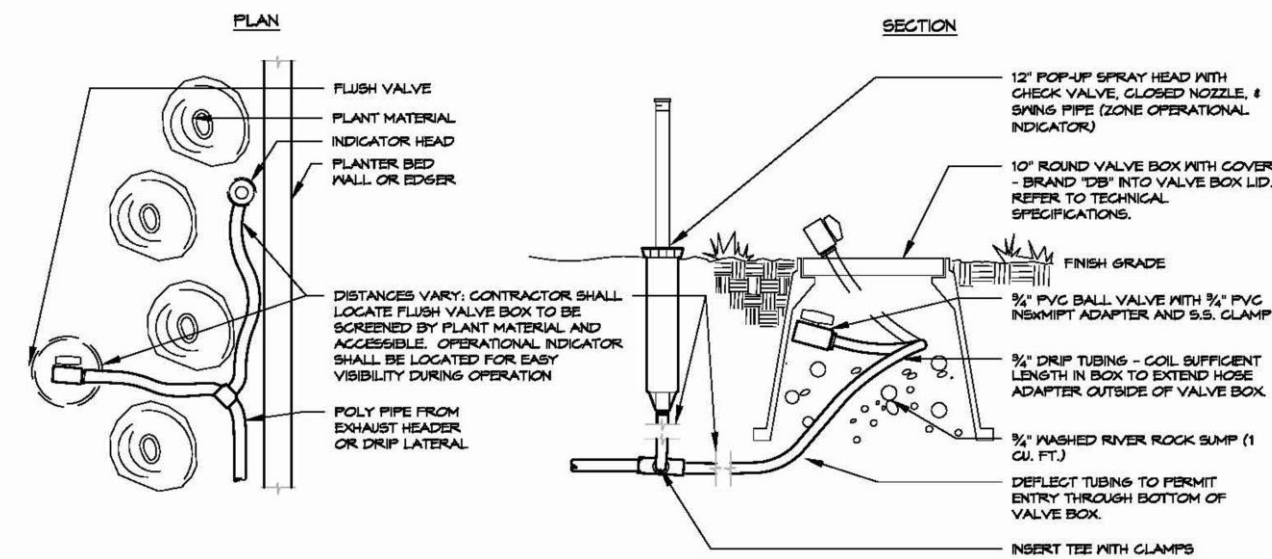
NTS



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



NOTES:  
• INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.  
• EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".  
• FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.  
• IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.  
• EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.  
• DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.  
• CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.  
• SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:  
• EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.  
• EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.  
• PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.



## 6 DRIP FLUSH VALVE

NTS

## 5 DRIP EMITTER

NTS



# PARKS @ PF

## PHASE 1

### CONSTRUCTION DOCUMENTS

CITY OF BURLESON, TEXAS



PREPARED FOR:  
JC PANCHASARP LP  
4020 N. MACARTHUR BLVD.  
STE 122-258  
IRVING, TX 75038

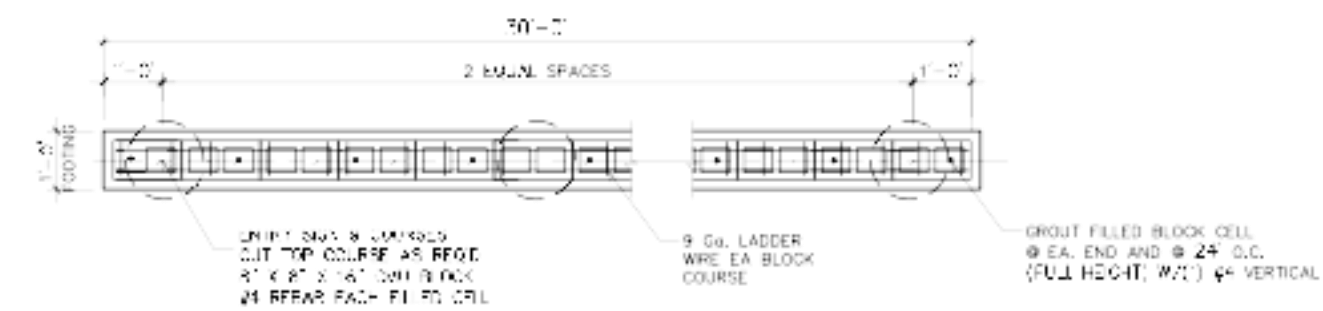
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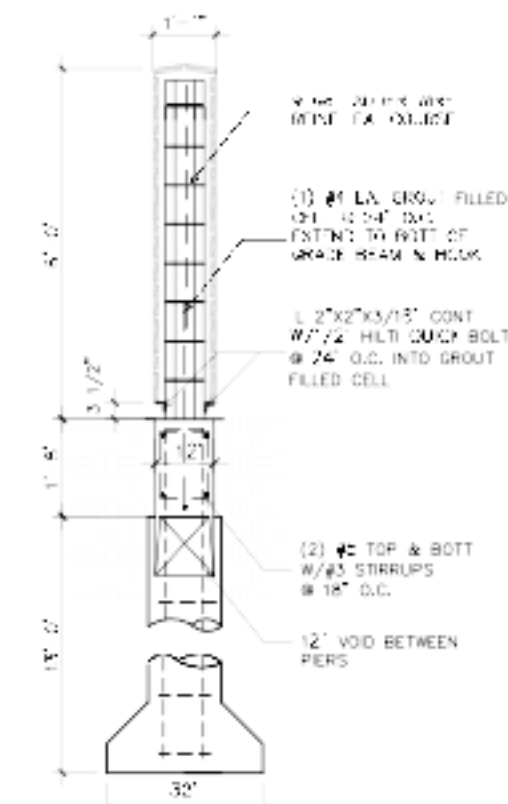
SHEET NUMBER:  
**110.0**  
SHEET 31 OF 31



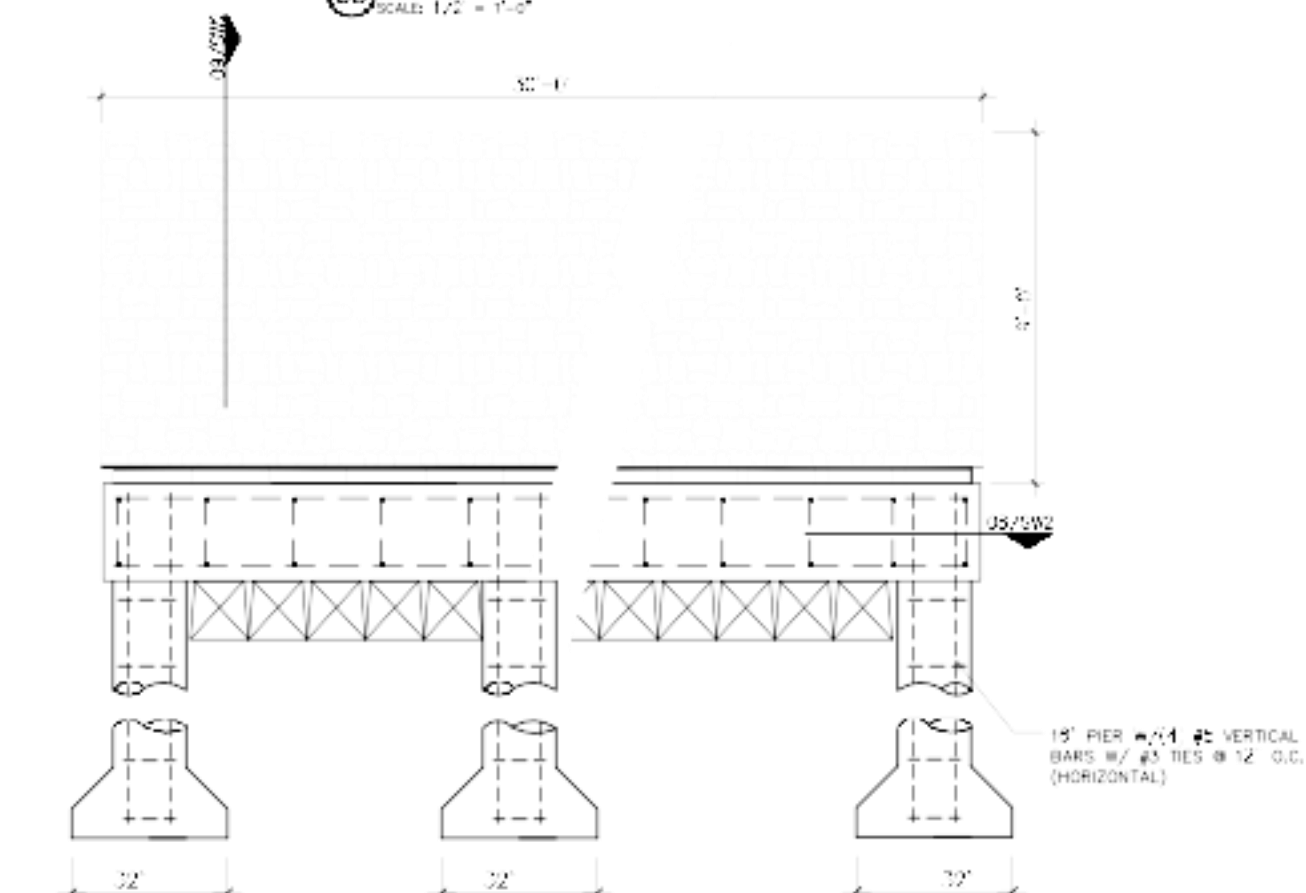




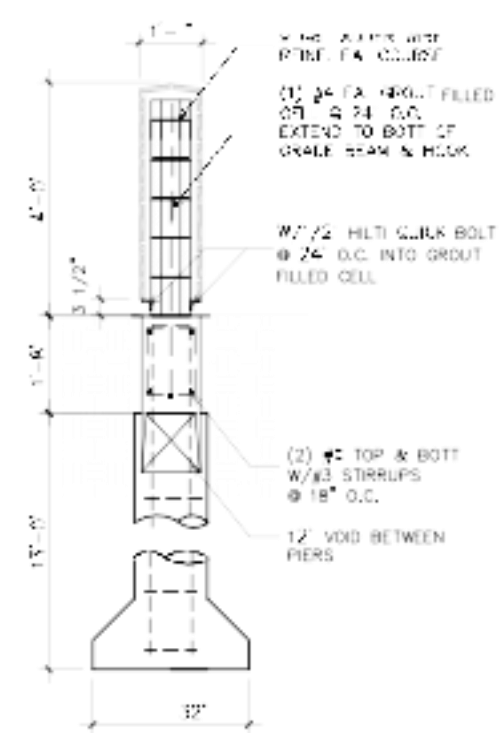
08 PLAN-COMMUNITY SIGN: WALL



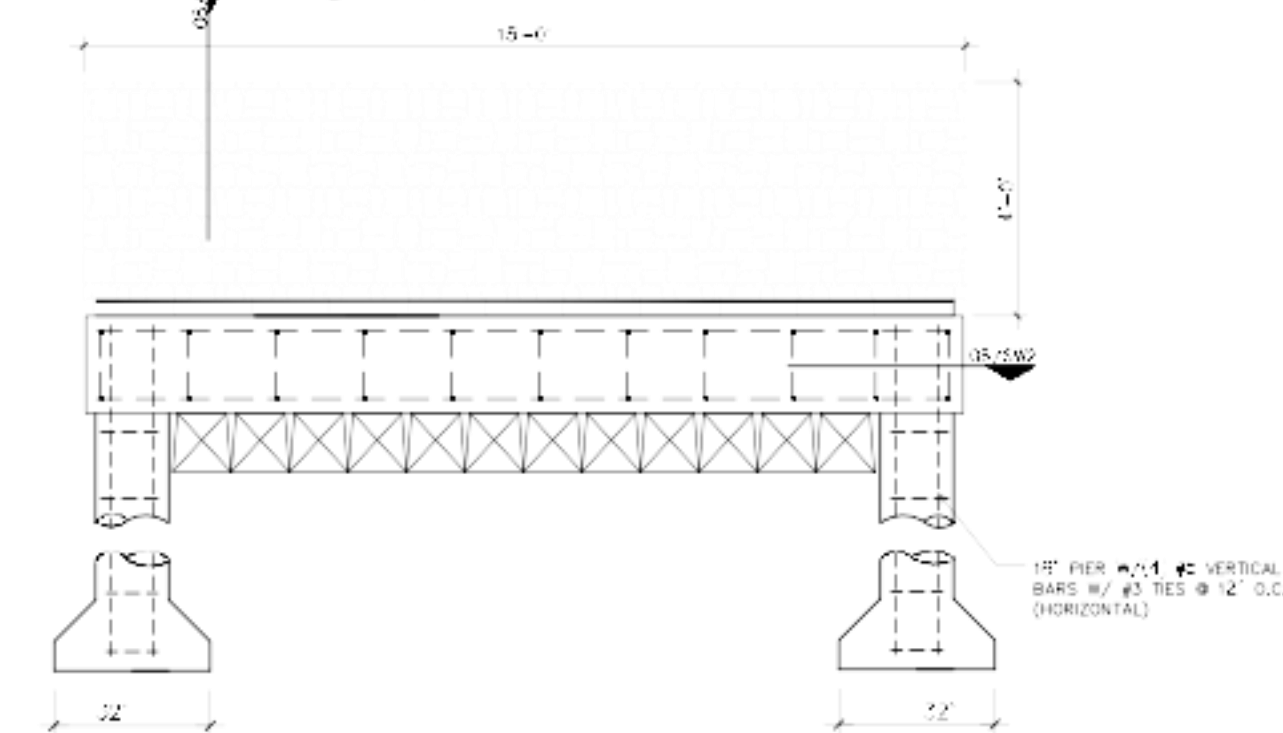
0.3 SECTION—COMMUNITY ENTRY WOOD/STONE WALL  
SCALE: 1/2" = 1'-0"



07 ELEVATION-COMMUNITY SIGNAGE WALL  
120 ± 1'-0" = 1'-0"



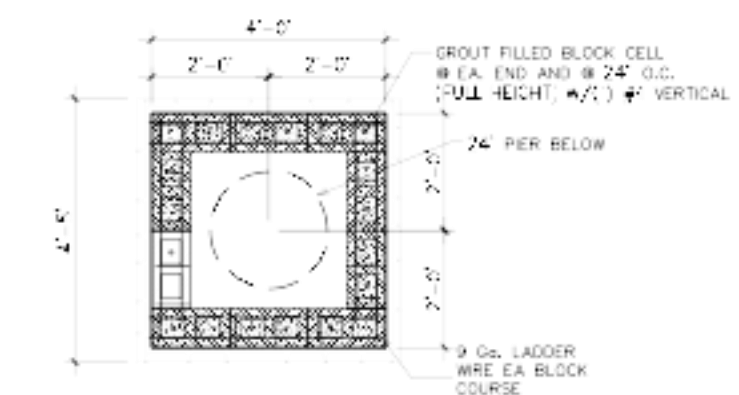
SECTION-COMMUNITY SECONDARY S ONE WALL  
SCALE: 1/2" = 1'-0"



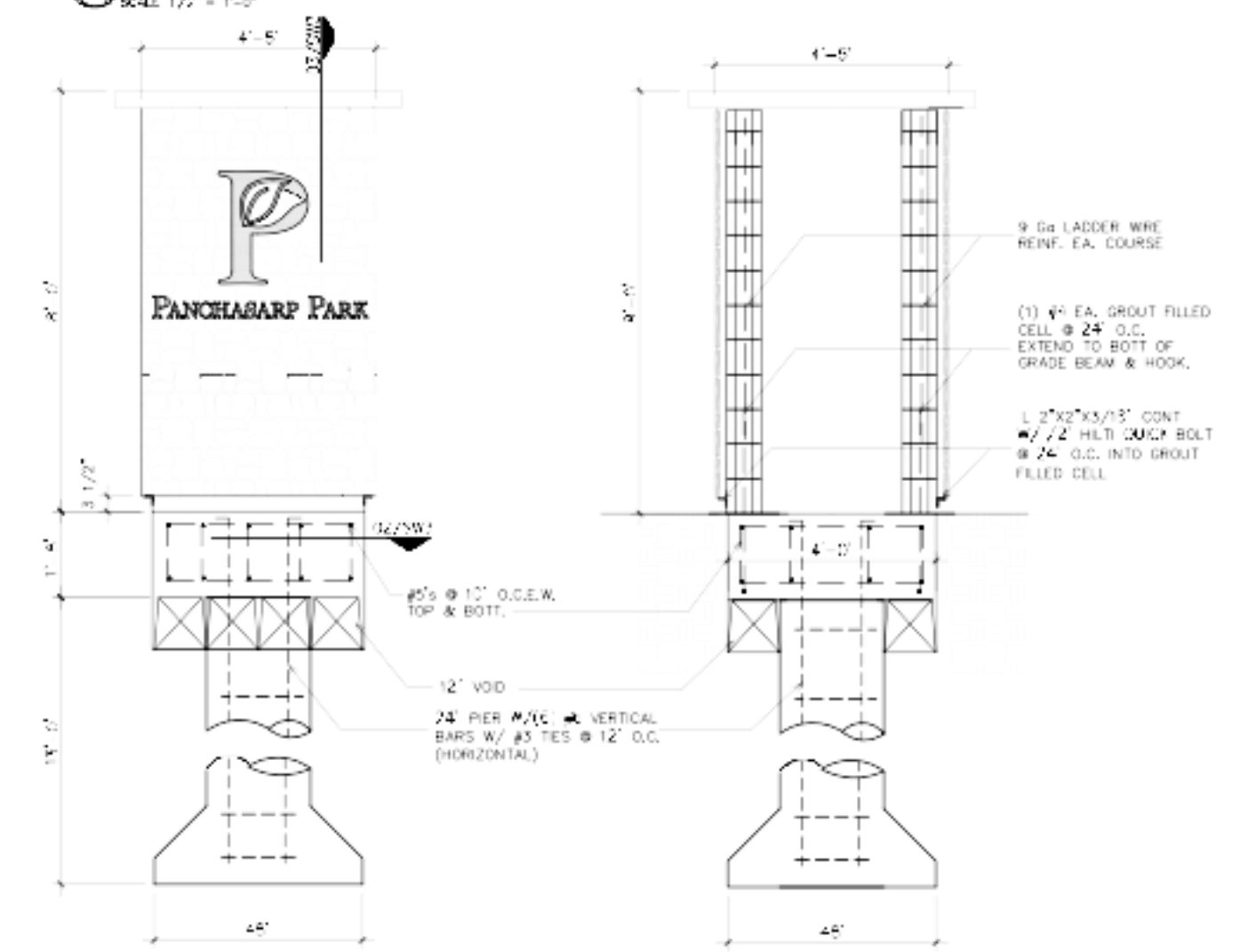
09 SECTION—COMMUNITY STONE WALL  
SCALE: 1/2" = 1'-0"

SW2  
OF 3 SHEETS



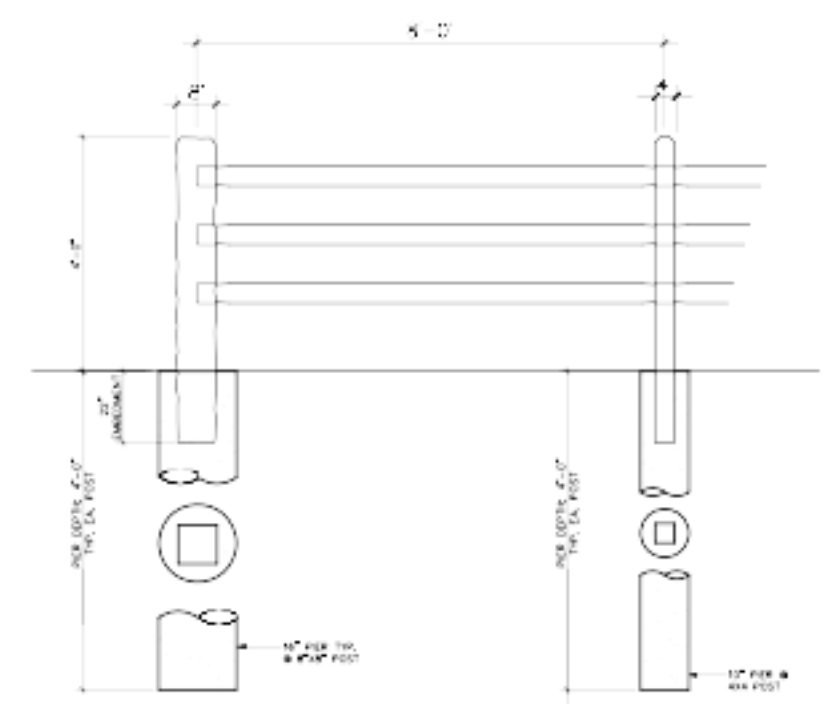


012 PLAN-ENTRY MONUMENT COLUMN  
SCALE 1/2" = 1'-0"



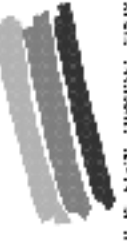
011 ELEVATION-ENTRY MONUMENT COLUMN  
SCALE 1/2" = 1'-0"

013 SECTION-ENTRY MONUMENT COLUMN  
SCALE 1/2" = 1'-0"



014 ELEVATION-RAIL FENCE  
SCALE 1/2" = 1'-0"

H & A ENGINEERS, INC.

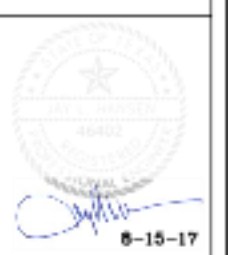


214 N. MAIN, SUITE 100, BURTON, TEXAS 75007  
PH: 972.211.1111 FAX: 972.211.1112

SCULPTURING WALL  
THE PARKS AT PANCHASARP FARMS PHASE 1  
BURTON, TEXAS

DATE: 8-15-17  
DRAWN BY: J.A.C.  
CHECKED BY: J.L.H.  
C-THOMAS KEARNS-FOOTINGS

REVISIONS:



SHEET:  
THINWALL

SW3  
OF 3 SHEETS

## **APPENDIX D**

### **LAND USE CLASS, EQUIVALENT UNITS, ASSESSMENT PER EQUIVALENT UNIT**

## **APPENDIX D**

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of three Lot Types.

**“Lot Type 1”** means lots identified as such on the Assessment Roll, being Lots typically with a Lot width of approximately 70 feet and more fully described in the development standards of the Planned Development.

**“Lot Type 2”** means lots identified as such on the Assessment Roll, being Lots typically with a Lot width of approximately 65 to 69 feet and more fully described in the development standards of the Planned Development.

**“Lot Type 3”** means lots identified as such on the Assessment Roll, being Lots typically with a Lot width of approximately 60 to 64 feet and more fully described in the development standards of the Planned Development.

**“Lot Type 4”** means lots identified as such on the Assessment Roll, being Lots typically with a Lot width of approximately 55 to 69 feet and more fully described in the development standards of the Planned Development.

**“Lot Type 5”** means lots identified as such on the Assessment Roll, being Lots identified as multi-family Lots and more fully described in the development standards of the Planned Development.

### **A) Proposed Development**

Table D-A.1 shows the original proposed residential units to be developed within the PID.

**Table D-A.1**  
**Proposed Development within the PID - Original**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>	
Lot Type 1	70 Ft Lots	43	Units
Lot Type 2	65 Ft Lots	73	Units
Lot Type 3	60 Ft Lots	315	Units
Lot Type 4	55 Ft Lots	228	Units
Lot Type 5	Multi-Family	250	Units
<b>Total</b>		<b>909</b>	<b>Units</b>

Table D-A.2 shows the updated (2021) proposed residential units to be developed within the PID.



**Table D-A.2**  
**Proposed Development within the PID – Updated 2021**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>	
Lot Type 1	70 Ft Lots	43	Units
Lot Type 2	65 Ft Lots	73	Units
Lot Type 3	60 Ft Lots	304	Units
Lot Type 4	55 Ft Lots	239	Units
Lot Type 5	Multi-Family	250	Units
<b>Total</b>		<b>909</b>	<b>Units</b>

Table D-A.3 shows the original proposed Lot Types within Phase #1.

**Table D-A.3**  
**Proposed Development – Phase #1 – Original**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	69	Units
Lot Type 4	55 Ft Lots	29	Units
Lot Type 5	Multi-Family	0	Units
<b>Total</b>		<b>98</b>	<b>Units</b>

Table D-A.4 shows the proposed Lot Types within Phase #1 updated in 2021.

**Table D-A.4**  
**Proposed Development – Phase #1 – Updated 2021**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	58	Units
Lot Type 4	55 Ft Lots	40	Units
Lot Type 5	Multi-Family	0	Units
<b>Total</b>		<b>98</b>	<b>Units</b>

Table D-A.5 shows the original proposed Lot Types within Phase #2.

**Table D-A.5**  
**Proposed Development – Phase #2 – Original**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	35	Units
Lot Type 4	55 Ft Lots	95	Units
Lot Type 5	Multi-Family	0	Units
<b>Total</b>		<b>130</b>	<b>Units</b>

Table D-A.6 in the following page shows the proposed Lot Types within Phase #3.

**Table D-A.6**  
**Proposed Development – Phase #3**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>	
Lot Type 1	70 Ft Lots	3	Units
Lot Type 2	65 Ft Lots	32	Units
Lot Type 3	60 Ft Lots	89	Units
Lot Type 4	55 Ft Lots	28	Units
Lot Type 5	Multi-Family	0	Units
<b>Total</b>		<b>152</b>	<b>Units</b>

Table D-A.7 shows the proposed Lot Types within Future Phases.

**Table D-A.7**  
**Proposed Development – Future Phases**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>	
Lot Type 1	70 Ft Lots	25	Units
Lot Type 2	65 Ft Lots	39	Units
Lot Type 3	60 Ft Lots	151	Units
Lot Type 4	55 Ft Lots	64	Units
Lot Type 5	Multi-Family	250	Units
<b>Total</b>		<b>529</b>	<b>Units</b>

As explained under Section V.C, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Park Improvements to be financed shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type,

the City Council has taken into consideration (i) the type of lots (i.e., 70 Ft, 65 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1 (70 Ft Lots) representing the highest value to Lot Type 5 (Multi-Family Lot) representing the lowest value for residential lots are set forth in Table D-A.8. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (70 Ft Lots) to 1.0.

**Table D-A.8**  
**Equivalent Unit Factors**

<b>Lot Type</b>	<b>Estimated Average Unit Value</b>	<b>Equivalent Unit Factor</b>	
Lot Type 1 (70 Ft Lot)	\$340,000	1.00	per dwelling unit
Lot Type 2 (65 Ft Lot)	\$315,000	0.93	per dwelling unit
Lot Type 3 (60 Ft Lot)	\$293,000	0.86	per dwelling unit
Lot Type 4 (55 Ft Lot)	\$269,000	0.79	per dwelling unit
Lot Type 6 (Multi-Family)	\$105,000	0.31	per dwelling unit

The original total estimated Equivalent Units for Phase #1 are shown in Table D-A.9 as calculated based on the Equivalent Unit factors shown in Table D-A.8, estimated Lot Types and number of units estimated to be built within Phase #1.

**Table D-A.9**  
**Equivalent Units - Phase #1 - Original**

<b>Lot Type</b>	<b>No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	69	0.86	59.34
Lot Type 4 (55 Ft Lot)	29	0.79	22.91
Lot Type 6 (Multi-Family)	0	0.31	0.00
<b>Total Equivalent Units</b>	<b>98</b>		<b>82.25</b>

The updated (2021) total estimated Equivalent Units for Phase #1 are shown in Table D-A.10 as calculated based on the Equivalent Unit factors shown in Table D-A.8, estimated Lot Types and number of units estimated to be built within Phase #1.



**Table D-A.10**  
**Equivalent Units - Phase #1 – Updated 2021**

<b>Lot Type</b>	<b>No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	58	0.86	49.88
Lot Type 4 (55 Ft Lot)	40	0.79	31.60
Lot Type 6 (Multi-Family)	0	0.31	0.00
<b>Total Equivalent Units</b>	<b>98</b>		<b>81.48</b>

The original total estimated Equivalent Units for Phase #2 are shown in Table D-A.12 as calculated based on the Equivalent Unit factors shown in Table D-A.8, estimated Lot Types and number of units estimated to be built within Phase #2.

**Table D-A.11**  
**Equivalent Units- Phase #2 – Original**

<b>Lot Type</b>	<b>No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	35	0.86	30.10
Lot Type 4 (55 Ft Lot)	95	0.79	75.05
Lot Type 6 (Multi-Family)	0	0.31	0.00
<b>Total Equivalent Units</b>	<b>130</b>		<b>105.15</b>

The total estimated Equivalent Units for Phase #3 are shown in Table D-A.14 as calculated based on the Equivalent Unit factors shown in Table D-A.8, estimated Lot Types and number of units estimated to be built within Phase #3.

**Table D-A.12**  
**Equivalent Units- Phase #3**

<b>Lot Type</b>	<b>No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (70 Ft Lot)	3	1.00	3.00
Lot Type 2 (65 Ft Lot)	32	0.93	29.76
Lot Type 3 (60 Ft Lot)	89	0.86	76.54
Lot Type 4 (55 Ft Lot)	28	0.79	22.12
Lot Type 6 (Multi-Family)	0	0.31	0.00
<b>Total Equivalent Units</b>	<b>152</b>		<b>131.42</b>

The total estimated Equivalent Units for Future Phases are shown in Table D-A.15 as calculated based on the Equivalent Unit factors shown in Table D-A.8, estimated Lot Types and number of units estimated to be built within Future Phases.

**Table D-A.13**  
**Estimated Equivalent Units- Future Phases**

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	40	1.00	40.00
Lot Type 2 (65 Ft Lot)	41	0.93	38.13
Lot Type 3 (60 Ft Lot)	122	0.86	104.92
Lot Type 4 (55 Ft Lot)	76	0.79	60.04
Lot Type 6 (Multi-Family)	250	0.31	77.50
<b>Total Equivalent Units</b>	<b>529</b>		<b>320.59</b>

**B) Allocation of Assessments to Lots within the Phase #1 (Original)**

The original total amount of the Phase #1 Reimbursement Agreement payable from Assessments, which represented the total Assessment to be allocated on all Parcels within Phase #1, was \$374,134. As shown in Table D-A.9, there were a total of 82.25 estimated Equivalent Units in Phase #1, which resulted in an Assessment per Equivalent Unit of \$4,585.22.

The Assessment per dwelling unit or acre was calculated as the product of (i) \$4,585.22 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit was \$3,943.29 (i.e.  $\$4,585.22 \times 0.86 = \$3,948.05$ ). The Assessment for a Lot Type 4 (55 Ft Lot) dwelling unit was \$3,622.33 (i.e.  $\$4,585.22 \times 0.79 = \$3,626.70$ ). Table D-B.1 sets forth the original Assessment per dwelling unit for each applicable Lot Type.

**Table D-B.1**  
**Assessment Per Unit – Phase #1 - Original**

Description	No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 3 (60 Ft Lot)	69	\$4,585.22	0.86	\$3,943.29 per unit	\$272,087
Lot Type 4 (55 Ft Lot)	29	\$4,585.22	0.79	\$3,622.33 per unit	\$105,047
<b>Total</b>	<b>98</b>				<b>\$374,134</b>

The original projected tax rate equivalent per unit calculated based on the estimated finished home values for each unit is shown in Table D-B.2.

**Table D-B.2**  
**Estimated Tax Rate Equivalent per Unit – Phase #1 – Original**

Description	No. of Units	Projected Home Value per unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 3 (60 Ft Lot)	69	\$293,000	\$634.44	\$0.217
Lot Type 4 (55 Ft Lot)	29	\$269,000	\$582.80	\$0.217

**C) Allocation of Assessments to Lots within the Phase #1 (Updated 2021)**

The updated (2021) total amount of the Phase #1 Reimbursement Agreement payable from Assessments, which represents the total Assessment allocated on all Parcels within Phase #1, was \$374,055. As shown in Table D-A.10, there were a total of 81.48 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$4,590.75.

The Assessment per dwelling unit or acre was calculated as the product of (i) \$4,590.75 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit was \$3,948.05 (i.e.  $\$4,590.75 \times 0.86 = \$3,948.05$ ). The Assessment for a Lot Type 4 (55 Ft Lot) dwelling unit was \$3,626.70 (i.e.  $\$4,590.75 \times 0.79 = \$3,626.70$ ). Table D-C.1 sets forth the updated (2021) Assessment per dwelling unit for each applicable Lot Type.

**Table D-C.1**  
**Assessment Per Unit – Phase #1 – Updated 2021**

Description	No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 3 (60 Ft Lot)	58	\$4,590.75	0.86	\$3,948.05	per unit	\$228,987
Lot Type 4 (55 Ft Lot)	40	\$4,590.75	0.79	\$3,626.70	per unit	\$145,068
<b>Total</b>	<b>98</b>					<b>\$374,055</b>

The updated (2021) projected tax rate equivalent per unit calculated based on the estimated finished home values for each unit is shown in Table D-C.2.

**Table D-C.2**  
**Estimated Tax Rate Equivalent per Unit – Phase #1 – Updated 2021**

Description	No. of Units	Projected Home Value per unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 3 (60 Ft Lot)	35	\$370,000	\$635.21	\$0.172
Lot Type 4 (55 Ft Lot)	95	\$345,000	\$583.50	\$0.169

**D) Allocation of Assessments to Lots within the Phase #2 (Original)**

The original total amount of the Phase #2 Reimbursement payable from Assessments, which represented the total Assessment allocated on all Parcels within Phase #2, was \$482,718. As shown in Table D-A.12, there were a total of 105.15 estimated Equivalent Units in Phase #2, which resulted in an Assessment per Equivalent Unit of \$4,590.75.

The Assessment per dwelling unit or acre was calculated as the product of (i) \$4,590.75 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit was \$3,948.05 (i.e.  $\$4,590.75 \times 0.86 = \$3,948.05$ ). The Assessment



for a Lot Type 4 (55 Ft Lot) dwelling unit was \$3,626.70 (i.e.  $\$4,590.75 \times 0.79 = \$3,626.70$ ). Table D-D.1 sets forth the original Assessment per dwelling unit for each applicable Lot Type.

**Table D-D.1**  
**Assessment Per Unit – Phase #2 – Original**

Description	No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 3 (60 Ft Lot)	35	\$4,590.75	0.86	\$3,948.05 per unit	\$138,182
Lot Type 4 (55 Ft Lot)	95	\$4,590.75	0.79	\$3,626.70 per unit	\$344,536
<b>Total</b>	<b>130</b>				<b>\$482,718</b>

The original projected tax rate equivalent per unit calculated based on the estimated finished home values for each unit is shown in Table D-D.2.

**Table D-D.2**  
**Estimated Tax Rate Equivalent per Unit – Phase #2**

Description	No. of Units	Projected Home Value per unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 3 (60 Ft Lot)	35	\$370,000	\$618.90	\$0.167
Lot Type 4 (55 Ft Lot)	95	\$345,000	\$568.52	\$0.165

**E) Allocation of Assessments to Lots within the Phase #3**

The total amount of the Phase #3 Reimbursement payable from Assessments, which represents the total Assessment to be allocated on all Parcels within Phase #3, is \$603,317. As shown in Table D-A.12, there are a total of 131.42 estimated Equivalent Units in Phase #3, resulting in an Assessment per Equivalent Unit of \$4,590.75.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$4,590.75 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (70 Ft Lot) dwelling unit is \$4,590.75 (i.e.  $\$4,590.75 \times 1.00 = \$4,590.75$ ). The Assessment for a Lot Type 2 (65 Ft Lot) dwelling unit is \$4,269.40 (i.e.  $\$4,590.75 \times 0.93 = \$4,269.40$ ). The Assessment for a Lot Type 3 (55 Ft Lot) dwelling unit is \$3,948.05 (i.e.  $\$4,590.75 \times 0.86 = \$3,948.05$ ). The Assessment for a Lot Type 4 (55 Ft Lot) dwelling unit is \$3,626.70 (i.e.  $\$4,590.75 \times 0.79 = \$3,626.70$ ). Table D-E.1 in the following page sets forth the Assessment per dwelling unit for each applicable Lot Type.

**Table D-E.1**  
**Assessment Per Unit – Phase #3**

<b>Description</b>	<b>No. of Units</b>	<b>Assessment Per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Assessment per Unit</b>	<b>Total Assessments</b>
Lot Type 1 (70 Ft Lot)	3	\$4,590.75	1.00	\$4,590.75 per unit	\$13,772
Lot Type 2 (65 Ft Lot)	32	\$4,590.75	0.93	\$4,269.40 per unit	\$136,621
Lot Type 3 (60 Ft Lot)	89	\$4,590.75	0.86	\$3,948.05 per unit	\$351,376
Lot Type 4 (55 Ft Lot)	28	\$4,590.75	0.79	\$3,626.70 per unit	\$101,547
<b>Total</b>	<b>152</b>				<b>\$603,317</b>

The updated projected tax rate equivalent per unit calculated based on the estimated finished home values for each unit is shown in Table D-E.2.

**Table D-E.2**  
**Estimated Tax Rate Equivalent per Unit – Phase #3**

<b>Description</b>	<b>No. of Units</b>	<b>Projected Home Value per unit</b>	<b>Projected Average Annual Installment per Unit</b>	<b>Tax Rate Equivalent (per \$100 Home Value)</b>
Lot Type 1 (70 Ft Lot)	3	\$420,000	\$772.45	\$0.184
Lot Type 4 (55 Ft Lot)	32	\$395,000	\$718.38	\$0.182
Lot Type 3 (60 Ft Lot)	89	\$370,000	\$664.31	\$0.180
Lot Type 4 (55 Ft Lot)	28	\$345,000	\$610.24	\$0.177

**APPENDIX E**  
**PID ASSESSMENT NOTICE**



AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_]<sup>1</sup>

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

\_\_\_\_\_  
STREET ADDRESS

LOT TYPE \_\_\_\_\_ PRINCIPAL ASSESSMENT: \$ \_\_\_\_\_

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

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

\_\_\_\_\_  
<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 Johnson County.

[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 JOHNSON         §

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 Johnson 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 JOHNSON

§

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 Johnson County.

**APPENDIX F**  
**PHASE #1 ASSESSMENT ROLL**

**Appendix F-1**  
**Phase #1 Assessment Roll - Aggregate**

**Parcel  
Assessment  
Total Units**

**All Parcels  
\$374,055  
81.48**

Year	Proposed Revised Principal <sup>1</sup>	Revised Interest <sup>2</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>3</sup>	
9/30/2021	\$14,367	\$8,059	\$9,248	\$4,851	\$36,525
9/30/2022	\$28,102	\$17,947	\$21,430	\$11,336	\$78,816
9/30/2023	\$6,009	\$17,088	\$21,892	\$11,805	\$56,793
9/30/2024	\$6,366	\$16,604	\$21,892	\$12,185	\$57,047
9/30/2025	\$5,996	\$16,280	\$21,892	\$12,282	\$56,450
9/30/2026	\$6,320	\$15,974	\$21,892	\$12,528	\$56,713
9/30/2027	\$6,572	\$15,652	\$21,892	\$12,779	\$56,894
9/30/2028	\$6,896	\$15,316	\$21,892	\$13,034	\$57,138
9/30/2029	\$7,148	\$14,965	\$21,892	\$13,295	\$57,300
9/30/2030	\$7,710	\$14,600	\$21,892	\$13,561	\$57,762
9/30/2031	\$8,046	\$14,207	\$21,892	\$13,832	\$57,977
9/30/2032	\$8,299	\$13,797	\$21,892	\$14,109	\$58,096
9/30/2033	\$8,862	\$13,373	\$21,892	\$14,271	\$58,398
9/30/2034	\$9,438	\$12,921	\$21,892	\$14,277	\$58,528
9/30/2035	\$9,774	\$12,440	\$21,892	\$14,277	\$58,383
9/30/2036	\$10,027	\$11,942	\$21,892	\$14,277	\$58,137
9/30/2037	\$10,588	\$11,430	\$21,892	\$14,277	\$58,187
9/30/2038	\$11,164	\$10,890	\$21,892	\$14,277	\$58,223
9/30/2039	\$11,740	\$10,321	\$21,892	\$14,277	\$58,230
9/30/2040	\$12,316	\$9,722	\$21,892	\$14,277	\$58,207
9/30/2041	\$12,892	\$9,094	\$21,892	\$14,277	\$58,155
9/30/2042	\$13,706	\$8,437	\$21,892	\$14,277	\$58,312
9/30/2043	\$14,605	\$7,738	\$21,892	\$14,277	\$58,512
9/30/2044	\$15,195	\$6,993	\$21,892	\$14,277	\$58,356
9/30/2045	\$16,010	\$6,218	\$21,892	\$14,277	\$58,396
9/30/2046	\$16,908	\$5,401	\$21,892	\$14,277	\$58,478
9/30/2047	\$17,737	\$4,539	\$21,892	\$14,277	\$58,444
9/30/2048	\$18,636	\$3,634	\$21,892	\$14,277	\$58,439
9/30/2049	\$19,464	\$2,684	\$21,892	\$14,277	\$58,317
9/30/2050	\$20,458	\$1,691	\$21,892	\$14,277	\$58,318
9/30/2051	\$12,214	\$648	\$12,719	\$8,295	\$33,876
9/30/2052	\$490	\$25	\$462	\$301	\$1,278
<b>Total</b>	<b>\$374,055</b>	<b>\$330,630</b>	<b>\$656,826</b>	<b>\$411,175</b>	<b>\$1,772,686</b>

1 - Proposed Revised Principal amounts for Assessment years ending 9/30/2021 through 9/30/2024 represent regularly scheduled principal payments and Assessment prepayments. Future principal and interest amounts shown above are subject to change based upon, but not limited to, additional prepayments received.

2 - The interest is calculated using a 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

3 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, assessment collection costs, and other PID administrative expenses. These estimates will be updated each year as part of the Annual Service Plan Update.



**Appendix F-2**  
**Phase #1 Assessment Roll – 2020-21 Trigger**

<b>Lot(s)</b>	<b>41</b>
<b>Assessment</b>	<b>\$156,728</b>
<b>Total Equivalent Units</b>	<b>34.14</b>

Year	Proposed Revised Principal	Revised Interest <sup>1</sup>	<u>Administration Expense</u>		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2021	\$14,367	\$8,059	\$9,248	\$4,851	\$36,525
9/30/2022	\$5,790	\$7,267	\$9,173	\$4,907	\$27,137
9/30/2023	\$2,673	\$6,957	\$9,173	\$5,006	\$23,808
9/30/2024	\$2,673	\$6,829	\$9,173	\$5,106	\$23,780
9/30/2025	\$2,632	\$6,692	\$9,173	\$5,208	\$23,705
9/30/2026	\$2,632	\$6,558	\$9,173	\$5,312	\$23,675
9/30/2027	\$2,871	\$6,424	\$9,173	\$5,418	\$23,886
9/30/2028	\$2,871	\$6,278	\$9,173	\$5,527	\$23,848
9/30/2029	\$3,111	\$6,131	\$9,173	\$5,637	\$24,051
9/30/2030	\$3,350	\$5,972	\$9,173	\$5,750	\$24,245
9/30/2031	\$3,350	\$5,802	\$9,173	\$5,865	\$24,189
9/30/2032	\$3,589	\$5,631	\$9,173	\$5,982	\$24,375
9/30/2033	\$3,829	\$5,448	\$9,173	\$5,982	\$24,431
9/30/2034	\$4,068	\$5,252	\$9,173	\$5,982	\$24,475
9/30/2035	\$4,068	\$5,045	\$9,173	\$5,982	\$24,268
9/30/2036	\$4,307	\$4,838	\$9,173	\$5,982	\$24,299
9/30/2037	\$4,546	\$4,618	\$9,173	\$5,982	\$24,319
9/30/2038	\$4,786	\$4,386	\$9,173	\$5,982	\$24,326
9/30/2039	\$5,025	\$4,142	\$9,173	\$5,982	\$24,322
9/30/2040	\$5,264	\$3,886	\$9,173	\$5,982	\$24,305
9/30/2041	\$5,504	\$3,617	\$9,173	\$5,982	\$24,275
9/30/2042	\$5,982	\$3,336	\$9,173	\$5,982	\$24,473
9/30/2043	\$6,221	\$3,031	\$9,173	\$5,982	\$24,408
9/30/2044	\$6,461	\$2,714	\$9,173	\$5,982	\$24,330
9/30/2045	\$6,939	\$2,385	\$9,173	\$5,982	\$24,479
9/30/2046	\$7,179	\$2,031	\$9,173	\$5,982	\$24,364
9/30/2047	\$7,657	\$1,665	\$9,173	\$5,982	\$24,476
9/30/2048	\$7,896	\$1,274	\$9,173	\$5,982	\$24,325
9/30/2049	\$8,376	\$871	\$9,173	\$5,982	\$24,402
9/30/2050	\$8,709	\$444	\$9,173	\$5,982	\$24,308
<b>Total</b>	<b>\$156,728</b>	<b>\$137,582</b>	<b>\$275,253</b>	<b>\$172,245</b>	<b>\$741,808</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For years 2021 through 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.

**Appendix E-2-A**  
**Phase #1 Assessment Roll by Lot Type – 2020-21 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 3 (60 Ft)**  
**0.86**  
**\$3,948.05**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2021	\$61	\$203	\$233	\$122	\$619
9/30/2022	\$56	\$183	\$231	\$124	\$594
9/30/2023	\$67	\$175	\$231	\$126	\$600
9/30/2024	\$67	\$192	\$231	\$129	\$619
9/30/2025	\$74	\$188	\$231	\$131	\$625
9/30/2026	\$74	\$185	\$231	\$134	\$623
9/30/2027	\$81	\$181	\$231	\$136	\$629
9/30/2028	\$81	\$177	\$231	\$139	\$628
9/30/2029	\$88	\$173	\$231	\$142	\$633
9/30/2030	\$94	\$168	\$231	\$145	\$638
9/30/2031	\$94	\$163	\$231	\$148	\$636
9/30/2032	\$101	\$158	\$231	\$151	\$641
9/30/2033	\$108	\$153	\$231	\$151	\$643
9/30/2034	\$114	\$148	\$231	\$151	\$644
9/30/2035	\$114	\$142	\$231	\$151	\$638
9/30/2036	\$121	\$136	\$231	\$151	\$639
9/30/2037	\$128	\$130	\$231	\$151	\$640
9/30/2038	\$135	\$123	\$231	\$151	\$640
9/30/2039	\$141	\$117	\$231	\$151	\$640
9/30/2040	\$148	\$109	\$231	\$151	\$639
9/30/2041	\$155	\$102	\$231	\$151	\$638
9/30/2042	\$168	\$94	\$231	\$151	\$644
9/30/2043	\$175	\$85	\$231	\$151	\$642
9/30/2044	\$182	\$76	\$231	\$151	\$640
9/30/2045	\$195	\$67	\$231	\$151	\$644
9/30/2046	\$202	\$57	\$231	\$151	\$641
9/30/2047	\$215	\$47	\$231	\$151	\$644
9/30/2048	\$222	\$36	\$231	\$151	\$640
9/30/2049	\$236	\$25	\$231	\$151	\$642
9/30/2050	\$245	\$12	\$231	\$151	\$639
<b>Total</b>	<b>\$3,944</b>	<b>\$3,805</b>	<b>\$6,934</b>	<b>\$4,339</b>	<b>\$19,021</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For years 2021 through 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.

**Appendix E-2-B****Phase #1 Assessment Roll by Lot Type – 2020-21 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 4 (55 Ft)**  
**0.79**  
**\$3,626.70**

Year	Principal	Interest <sup>1</sup>	Administration Expense			Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>		
9/30/2021	\$56	\$186	\$214	\$112		\$569
9/30/2022	\$51	\$168	\$212	\$114		\$545
9/30/2023	\$62	\$161	\$212	\$116		\$551
9/30/2024	\$62	\$176	\$212	\$118		\$568
9/30/2025	\$68	\$173	\$212	\$121		\$574
9/30/2026	\$68	\$170	\$212	\$123		\$573
9/30/2027	\$74	\$166	\$212	\$125		\$578
9/30/2028	\$74	\$162	\$212	\$128		\$577
9/30/2029	\$80	\$158	\$212	\$130		\$582
9/30/2030	\$87	\$154	\$212	\$133		\$586
9/30/2031	\$87	\$150	\$212	\$136		\$585
9/30/2032	\$93	\$146	\$212	\$138		\$589
9/30/2033	\$99	\$141	\$212	\$138		\$590
9/30/2034	\$105	\$136	\$212	\$138		\$592
9/30/2035	\$105	\$130	\$212	\$138		\$586
9/30/2036	\$111	\$125	\$212	\$138		\$587
9/30/2037	\$118	\$119	\$212	\$138		\$588
9/30/2038	\$124	\$113	\$212	\$138		\$588
9/30/2039	\$130	\$107	\$212	\$138		\$588
9/30/2040	\$136	\$100	\$212	\$138		\$587
9/30/2041	\$142	\$93	\$212	\$138		\$586
9/30/2042	\$155	\$86	\$212	\$138		\$592
9/30/2043	\$161	\$78	\$212	\$138		\$590
9/30/2044	\$167	\$70	\$212	\$138		\$588
9/30/2045	\$179	\$62	\$212	\$138		\$592
9/30/2046	\$186	\$52	\$212	\$138		\$589
9/30/2047	\$198	\$43	\$212	\$138		\$592
9/30/2048	\$204	\$33	\$212	\$138		\$588
9/30/2049	\$216	\$23	\$212	\$138		\$590
9/30/2050	\$225	\$11	\$212	\$138		\$587
<b>Total</b>	<b>\$3,623</b>	<b>\$3,495</b>	<b>\$6,369</b>	<b>\$3,986</b>		<b>\$17,473</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 – For years 2021 through 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.



**Appendix E-3**

**Phase #1 Assessment Roll – 2021-22 Trigger**

<b>Lot(s)</b>	<b>55</b>
<b>Assessment</b>	<b>\$209,430</b>
<b>Total Equivalent Units</b>	<b>45.62</b>

Year	Proposed Revised Principal	Revised Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2022	\$22,312	\$10,681	\$12,257	\$6,429	\$51,679
9/30/2023	\$3,214	\$9,728	\$12,257	\$6,558	\$31,757
9/30/2024	\$3,572	\$9,379	\$12,257	\$6,822	\$32,030
9/30/2025	\$3,230	\$9,197	\$12,257	\$6,822	\$31,506
9/30/2026	\$3,553	\$9,032	\$12,257	\$6,959	\$31,801
9/30/2027	\$3,553	\$8,851	\$12,257	\$7,098	\$31,759
9/30/2028	\$3,876	\$8,670	\$12,257	\$7,240	\$32,043
9/30/2029	\$3,876	\$8,472	\$12,257	\$7,385	\$31,990
9/30/2030	\$4,198	\$8,274	\$12,257	\$7,533	\$32,262
9/30/2031	\$4,521	\$8,060	\$12,257	\$7,683	\$32,522
9/30/2032	\$4,521	\$7,830	\$12,257	\$7,837	\$32,445
9/30/2033	\$4,844	\$7,599	\$12,257	\$7,994	\$32,694
9/30/2034	\$5,168	\$7,352	\$12,257	\$7,994	\$32,770
9/30/2035	\$5,491	\$7,089	\$12,257	\$7,994	\$32,830
9/30/2036	\$5,491	\$6,809	\$12,257	\$7,994	\$32,550
9/30/2037	\$5,813	\$6,529	\$12,257	\$7,994	\$32,592
9/30/2038	\$6,136	\$6,232	\$12,257	\$7,994	\$32,619
9/30/2039	\$6,459	\$5,919	\$12,257	\$7,994	\$32,629
9/30/2040	\$6,782	\$5,590	\$12,257	\$7,994	\$32,623
9/30/2041	\$7,106	\$5,244	\$12,257	\$7,994	\$32,600
9/30/2042	\$7,428	\$4,881	\$12,257	\$7,994	\$32,560
9/30/2043	\$8,074	\$4,503	\$12,257	\$7,994	\$32,827
9/30/2044	\$8,397	\$4,091	\$12,257	\$7,994	\$32,739
9/30/2045	\$8,720	\$3,663	\$12,257	\$7,994	\$32,634
9/30/2046	\$9,366	\$3,218	\$12,257	\$7,994	\$32,834
9/30/2047	\$9,689	\$2,740	\$12,257	\$7,994	\$32,680
9/30/2048	\$10,335	\$2,246	\$12,257	\$7,994	\$32,832
9/30/2049	\$10,657	\$1,719	\$12,257	\$7,994	\$32,627
9/30/2050	\$11,304	\$1,175	\$12,257	\$7,994	\$32,730
9/30/2051	\$11,743	\$599	\$12,257	\$7,994	\$32,592
<b>Total</b>	<b>\$209,430</b>	<b>\$185,371</b>	<b>\$367,709</b>	<b>\$230,245</b>	<b>\$992,756</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For years 2022 through 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.

**Appendix E-3-A****Phase #1 Assessment Roll by Lot Type – 2021-22 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 3 (60 Ft)**  
**0.86**  
**\$3,948.05**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2022	\$61	\$201	\$231	\$121	\$614
9/30/2023	\$61	\$183	\$231	\$124	\$599
9/30/2024	\$67	\$195	\$231	\$126	\$620
9/30/2025	\$67	\$192	\$231	\$129	\$619
9/30/2026	\$74	\$188	\$231	\$131	\$625
9/30/2027	\$74	\$185	\$231	\$134	\$623
9/30/2028	\$81	\$181	\$231	\$136	\$629
9/30/2029	\$81	\$177	\$231	\$139	\$628
9/30/2030	\$88	\$173	\$231	\$142	\$633
9/30/2031	\$94	\$168	\$231	\$145	\$638
9/30/2032	\$94	\$163	\$231	\$148	\$636
9/30/2033	\$101	\$158	\$231	\$151	\$641
9/30/2034	\$108	\$153	\$231	\$151	\$643
9/30/2035	\$114	\$148	\$231	\$151	\$644
9/30/2036	\$114	\$142	\$231	\$151	\$638
9/30/2037	\$121	\$136	\$231	\$151	\$639
9/30/2038	\$128	\$130	\$231	\$151	\$640
9/30/2039	\$135	\$123	\$231	\$151	\$640
9/30/2040	\$141	\$117	\$231	\$151	\$640
9/30/2041	\$148	\$109	\$231	\$151	\$639
9/30/2042	\$155	\$102	\$231	\$151	\$638
9/30/2043	\$168	\$94	\$231	\$151	\$644
9/30/2044	\$175	\$85	\$231	\$151	\$642
9/30/2045	\$182	\$76	\$231	\$151	\$640
9/30/2046	\$195	\$67	\$231	\$151	\$644
9/30/2047	\$202	\$57	\$231	\$151	\$641
9/30/2048	\$215	\$47	\$231	\$151	\$644
9/30/2049	\$222	\$36	\$231	\$151	\$640
9/30/2050	\$236	\$25	\$231	\$151	\$642
9/30/2051	\$245	\$12	\$231	\$151	\$639
<b>Total</b>	<b>\$3,948</b>	<b>\$3,823</b>	<b>\$6,932</b>	<b>\$4,338</b>	<b>\$19,041</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For years 2022 through 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.

**Appendix E-3-B****Phase #1 Assessment Roll by Lot Type – 2021-22 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 4 (55 Ft)**  
**0.79**  
**\$3,626.70**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2022	\$56	\$185	\$212	\$111	\$564
9/30/2023	\$56	\$168	\$212	\$114	\$550
9/30/2024	\$62	\$179	\$212	\$116	\$569
9/30/2025	\$62	\$176	\$212	\$118	\$568
9/30/2026	\$68	\$173	\$212	\$121	\$574
9/30/2027	\$68	\$170	\$212	\$123	\$573
9/30/2028	\$74	\$166	\$212	\$125	\$578
9/30/2029	\$74	\$162	\$212	\$128	\$577
9/30/2030	\$80	\$158	\$212	\$130	\$582
9/30/2031	\$87	\$154	\$212	\$133	\$586
9/30/2032	\$87	\$150	\$212	\$136	\$585
9/30/2033	\$93	\$146	\$212	\$138	\$589
9/30/2034	\$99	\$141	\$212	\$138	\$590
9/30/2035	\$105	\$136	\$212	\$138	\$592
9/30/2036	\$105	\$130	\$212	\$138	\$586
9/30/2037	\$111	\$125	\$212	\$138	\$587
9/30/2038	\$118	\$119	\$212	\$138	\$588
9/30/2039	\$124	\$113	\$212	\$138	\$588
9/30/2040	\$130	\$107	\$212	\$138	\$588
9/30/2041	\$136	\$100	\$212	\$138	\$587
9/30/2042	\$142	\$93	\$212	\$138	\$586
9/30/2043	\$155	\$86	\$212	\$138	\$592
9/30/2044	\$161	\$78	\$212	\$138	\$590
9/30/2045	\$167	\$70	\$212	\$138	\$588
9/30/2046	\$179	\$62	\$212	\$138	\$592
9/30/2047	\$186	\$52	\$212	\$138	\$589
9/30/2048	\$198	\$43	\$212	\$138	\$592
9/30/2049	\$204	\$33	\$212	\$138	\$588
9/30/2050	\$216	\$23	\$212	\$138	\$590
9/30/2051	\$225	\$11	\$212	\$138	\$587
<b>Total</b>	<b>\$3,627</b>	<b>\$3,512</b>	<b>\$6,368</b>	<b>\$3,985</b>	<b>\$17,491</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For years 2022 through 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.

**Appendix E-4**



**Phase #1 Assessment Roll – 2022-23 Trigger**

<b>Lot(s)</b>	<b>2</b>
<b>Assessment</b>	<b>\$7,896</b>
<b>Total Equivalent Units</b>	<b>1.72</b>

Year	Principal	Interest <sup>1</sup>	Maintenance Assessment	Administration Expense		Annual Installment <sup>3</sup>
				Other Administrative Expenses <sup>2</sup>		
9/30/2023	\$121	\$403	\$462	\$242		\$1,228
9/30/2024	\$121	\$397	\$462	\$257		\$1,237
9/30/2025	\$135	\$390	\$462	\$252		\$1,239
9/30/2026	\$135	\$383	\$462	\$257		\$1,237
9/30/2027	\$148	\$377	\$462	\$262		\$1,249
9/30/2028	\$148	\$369	\$462	\$268		\$1,247
9/30/2029	\$162	\$361	\$462	\$273		\$1,258
9/30/2030	\$162	\$353	\$462	\$278		\$1,255
9/30/2031	\$175	\$345	\$462	\$284		\$1,266
9/30/2032	\$189	\$336	\$462	\$290		\$1,276
9/30/2033	\$189	\$326	\$462	\$295		\$1,273
9/30/2034	\$202	\$317	\$462	\$301		\$1,282
9/30/2035	\$215	\$307	\$462	\$301		\$1,286
9/30/2036	\$229	\$296	\$462	\$301		\$1,288
9/30/2037	\$229	\$284	\$462	\$301		\$1,276
9/30/2038	\$242	\$272	\$462	\$301		\$1,278
9/30/2039	\$256	\$260	\$462	\$301		\$1,279
9/30/2040	\$269	\$247	\$462	\$301		\$1,280
9/30/2041	\$283	\$233	\$462	\$301		\$1,279
9/30/2042	\$296	\$219	\$462	\$301		\$1,278
9/30/2043	\$310	\$204	\$462	\$301		\$1,277
9/30/2044	\$337	\$188	\$462	\$301		\$1,288
9/30/2045	\$350	\$171	\$462	\$301		\$1,284
9/30/2046	\$364	\$153	\$462	\$301		\$1,280
9/30/2047	\$391	\$134	\$462	\$301		\$1,288
9/30/2048	\$404	\$114	\$462	\$301		\$1,282
9/30/2049	\$431	\$94	\$462	\$301		\$1,288
9/30/2050	\$444	\$72	\$462	\$301		\$1,280
9/30/2051	\$471	\$49	\$462	\$301		\$1,284
9/30/2052	\$490	\$25	\$462	\$301		\$1,278
<b>Total</b>	<b>\$7,896</b>	<b>\$7,677</b>	<b>\$13,864</b>	<b>\$8,686</b>		<b>\$38,122</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For year 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.

**Appendix E-4-A****Phase #1 Assessment Roll by Lot Type – 2022-23 Trigger****Lot Type****Lot Type 3 (60 Ft)****Equivalent Unit Factor****0.86****Assessment****\$3,948.05**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2023	\$61	\$201	\$231	\$121	\$614
9/30/2024	\$61	\$198	\$231	\$124	\$614
9/30/2025	\$67	\$195	\$231	\$126	\$620
9/30/2026	\$67	\$192	\$231	\$129	\$619
9/30/2027	\$74	\$188	\$231	\$131	\$625
9/30/2028	\$74	\$185	\$231	\$134	\$623
9/30/2029	\$81	\$181	\$231	\$136	\$629
9/30/2030	\$81	\$177	\$231	\$139	\$628
9/30/2031	\$88	\$173	\$231	\$142	\$633
9/30/2032	\$94	\$168	\$231	\$145	\$638
9/30/2033	\$94	\$163	\$231	\$148	\$636
9/30/2034	\$101	\$158	\$231	\$151	\$641
9/30/2035	\$108	\$153	\$231	\$151	\$643
9/30/2036	\$114	\$148	\$231	\$151	\$644
9/30/2037	\$114	\$142	\$231	\$151	\$638
9/30/2038	\$121	\$136	\$231	\$151	\$639
9/30/2039	\$128	\$130	\$231	\$151	\$640
9/30/2040	\$135	\$123	\$231	\$151	\$640
9/30/2041	\$141	\$117	\$231	\$151	\$640
9/30/2042	\$148	\$109	\$231	\$151	\$639
9/30/2043	\$155	\$102	\$231	\$151	\$638
9/30/2044	\$168	\$94	\$231	\$151	\$644
9/30/2045	\$175	\$85	\$231	\$151	\$642
9/30/2046	\$182	\$76	\$231	\$151	\$640
9/30/2047	\$195	\$67	\$231	\$151	\$644
9/30/2048	\$202	\$57	\$231	\$151	\$641
9/30/2049	\$215	\$47	\$231	\$151	\$644
9/30/2050	\$222	\$36	\$231	\$151	\$640
9/30/2051	\$236	\$25	\$231	\$151	\$642
9/30/2052	\$245	\$12	\$231	\$151	\$639
<b>Total</b>	<b>\$3,948</b>	<b>\$3,838</b>	<b>\$6,932</b>	<b>\$4,338</b>	<b>\$19,055</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For year 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.

**Appendix F-4-B****Phase #1 Assessment Roll by Lot Type – 2022-23 Trigger****Lot Type****Lot Type 4 (55 Ft)****Equivalent Unit Factor****0.79****Assessment****\$3,626.70**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2023	\$56	\$185	\$212	\$111	\$564
9/30/2024	\$56	\$182	\$212	\$114	\$564
9/30/2025	\$62	\$179	\$212	\$116	\$569
9/30/2026	\$62	\$176	\$212	\$118	\$568
9/30/2027	\$68	\$173	\$212	\$121	\$574
9/30/2028	\$68	\$170	\$212	\$123	\$573
9/30/2029	\$74	\$166	\$212	\$125	\$578
9/30/2030	\$74	\$162	\$212	\$128	\$577
9/30/2031	\$80	\$158	\$212	\$130	\$582
9/30/2032	\$87	\$154	\$212	\$133	\$586
9/30/2033	\$87	\$150	\$212	\$136	\$585
9/30/2034	\$93	\$146	\$212	\$138	\$589
9/30/2035	\$99	\$141	\$212	\$138	\$590
9/30/2036	\$105	\$136	\$212	\$138	\$592
9/30/2037	\$105	\$130	\$212	\$138	\$586
9/30/2038	\$111	\$125	\$212	\$138	\$587
9/30/2039	\$118	\$119	\$212	\$138	\$588
9/30/2040	\$124	\$113	\$212	\$138	\$588
9/30/2041	\$130	\$107	\$212	\$138	\$588
9/30/2042	\$136	\$100	\$212	\$138	\$587
9/30/2043	\$142	\$93	\$212	\$138	\$586
9/30/2044	\$155	\$86	\$212	\$138	\$592
9/30/2045	\$161	\$78	\$212	\$138	\$590
9/30/2046	\$167	\$70	\$212	\$138	\$588
9/30/2047	\$179	\$62	\$212	\$138	\$592
9/30/2048	\$186	\$52	\$212	\$138	\$589
9/30/2049	\$198	\$43	\$212	\$138	\$592
9/30/2050	\$204	\$33	\$212	\$138	\$588
9/30/2051	\$216	\$23	\$212	\$138	\$590
9/30/2052	\$225	\$11	\$212	\$138	\$587
<b>Total</b>	<b>\$3,627</b>	<b>\$3,526</b>	<b>\$6,368</b>	<b>\$3,985</b>	<b>\$17,504</b>

1 - The interest is calculated using 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For year 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for each year. Does not include prepayments.

**Appendix F-6**  
**Phase #1 Annual Installment Summary - 2024-25**

Descriptions	Budget for all Lots Based on Trigger Period			Total
	2020-21	2021-22	2022-23	
Interest payment on or after March 1, 2025	\$3,346	\$4,598	\$195	\$8,140
Interest payment on or after September 1, 2025	\$3,346	\$4,598	\$195	\$8,140
Principal payment on September 1, 2025	\$2,632	\$3,230	\$135	\$5,996
<i>Subtotal debt service on R.A.</i>	<i>\$9,325</i>	<i>\$12,427</i>	<i>\$525</i>	<i>\$22,276</i>
Administrative Expenses	\$5,208	\$6,822	\$252	\$12,282
Maintenance Assessment	\$9,173	\$12,257	\$462	\$21,892
<i>Subtotal Expenses</i>	<i>\$23,705</i>	<i>\$31,506</i>	<i>\$1,239</i>	<i>\$56,450</i>
Available Administrative Expense account	\$0	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Annual Installments</b>	<b>\$23,705</b>	<b>\$31,506</b>	<b>\$1,239</b>	<b>\$56,450</b>

				Total	
Initial Total Assessments	\$156,728	\$209,430	\$7,896	\$374,054	
Principal paid	(\$9,995)	(\$10,001)	(\$242)	(\$20,238)	
Prepayments	(\$15,508)	(\$19,098)	\$0	(\$34,606)	
<b>Outstanding Assessments</b>	<b>\$131,225</b>	<b>\$180,332</b>	<b>\$7,654</b>	<b>\$319,210</b>	A
Interest Rate	5.10%	5.10%	5.10%	5.10%	B
Interest due through 9/1/25	\$6,692	\$9,197	\$390	\$16,280	C = A x B
Assessments Due by 9/1/25	\$2,632	\$3,230	\$135	\$5,996	D
Subtotal - Debt Service	\$9,325	\$12,427	\$525	\$22,276	E = C + D
Estimated PID Administrative Expenses through 1/31/2026	\$5,208	\$6,822	\$252	\$12,282	F
Maintenance Assessments Due by 9/1/25	\$9,173	\$12,257	\$462	\$21,892	G
<b>2024-25 Annual Installments</b>	<b>\$23,705</b>	<b>\$31,506</b>	<b>\$1,239</b>	<b>\$56,450</b>	H = E + F+ G

Total Equivalent Units within the PID	34.14	45.62	1.72	81.48	
Less: Prepaid Parcel's Equivalent Unit	-3.37	-4.95	0.00	-8.32	
<b>Net total Equivalent Units for 2024-25 Annual Installments</b>	<b>30.77</b>	<b>40.67</b>	<b>1.72</b>	<b>73.16</b>	I

2024-25 Annual Assessment per Equivalent Unit (Lot Type 1)	\$303.04	\$305.55	\$305.23	E ÷ I
2024-25 Administrative Expenses per Equivalent Unit (Lot Type 1)	\$169.25	\$167.75	\$146.62	F ÷ I
2024-25 Maintenance Assessment per Equivalent Unit (Lot Type 1)	\$298.10	\$301.38	\$268.68	G ÷ I



Appendix F-6-A  
Parks at Panchasarp Farms Public Improvement District  
Phase #1 Assessment Roll Summary - 2020-21 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01030	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.01050	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.01120	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.01130	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.01140	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.02020	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.02030	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02040	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02050	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02070	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.02080	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.02130	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02140	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02150	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.02190	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.02200	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.02210	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02220	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02230	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02240	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.02250	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.02280	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.02290	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.03020	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.03030	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.03060	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.03070	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.04050	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.04090	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.04140	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.04160	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.04170	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.05040	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.05050	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.05070	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.05090	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.05100	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.05110	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.05150	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.05160	1	55 Ft	0.79	0.79	\$3,369.12	\$67.58	\$171.83	\$133.71	\$212.25	\$585.36
126.2233.05170	1	60 Ft	0.86	0.86	\$3,667.65	\$73.57	\$187.05	\$145.55	\$231.06	\$637.23
126.2233.01001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.01002	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.02001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.04001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.05001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>41</b>		<b>34.14</b>	<b>30.77</b>	<b>\$131,225.20</b>	<b>\$2,632.15</b>	<b>\$6,692.49</b>	<b>\$5,207.76</b>	<b>\$9,172.59</b>	<b>\$23,704.98</b>

**Appendix F-6-B**  
**Parks at Panchasarp Farms Public Improvement District**  
**Phase #1 Assessment Roll Summary - 2021-22 Trigger Parcels**

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01010	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.01020	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.01040	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.01060	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01070	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01080	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01090	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01100	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.01110	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01150	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01160	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.01170	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01180	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01190	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.01200	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.01210	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01220	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.01230	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01240	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.01250	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.01001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.01002	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.02010	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.02060	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.02090	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.02100	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.02110	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.02120	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.02160	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.02170	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.02180	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.02260	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.02270	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.02001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.03010	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.03040	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.03050	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.04010	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.04020	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.04030	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.04040	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.04060	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.04070	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.04080	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.04100	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$115.53	\$115.53
126.2233.04101									\$115.53	\$115.53
126.2233.04110	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.04120	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.04130	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.04180	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.04190	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.04001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.05010	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.05020	1	55 Ft	0.79	0.79	\$3,502.87	\$62.73	\$178.65	\$132.52	\$212.25	\$586.16
126.2233.05030	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.05060	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.05080	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.05120	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.05130	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.05140	1	60 Ft	0.86	0.86	\$3,813.26	\$68.29	\$194.48	\$144.27	\$231.06	\$638.10
126.2233.05001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>55</b>		<b>45.62</b>	<b>40.67</b>	<b>\$180,331.54</b>	<b>\$3,229.65</b>	<b>\$9,196.91</b>	<b>\$6,822.48</b>	<b>\$12,256.98</b>	<b>\$31,506.02</b>

Appendix F-6-C  
Parks at Panchasarp Farms Public Improvement District  
Phase #1 Assessment Roll Summary - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01260	1	60 Ft	0.86	0.86	\$3,826.85	\$67.33	\$195.17	\$126.09	\$231.06	\$619.65
126.2233.04150	1	60 Ft	0.86	0.86	\$3,826.85	\$67.33	\$195.17	\$126.09	\$231.06	\$619.65
<b>Total</b>	<b>2</b>		<b>1.72</b>	<b>1.72</b>	<b>\$7,653.71</b>	<b>\$134.66</b>	<b>\$390.34</b>	<b>\$252.18</b>	<b>\$462.12</b>	<b>\$1,239.30</b>

**APPENDIX G**  
**PHASE #2 ASSESSMENT ROLL**



**Appendix G-1**  
**Phase #2 Assessment Roll - Aggregate**

**Parcel  
Assessment  
Total Units**

**All Parcels  
\$482,718  
105.15**

Year	Proposed Revised Principal	Revised Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2023	\$37,309	\$9,808	\$12,899	\$6,766	\$66,781
9/30/2024	\$11,575	\$11,447	\$16,795	\$8,945	\$48,761
9/30/2025	\$7,077	\$19,306	\$28,251	\$15,132	\$69,766
9/30/2026	\$7,178	\$18,991	\$28,251	\$15,435	\$69,855
9/30/2027	\$7,828	\$18,671	\$28,251	\$15,744	\$70,495
9/30/2028	\$7,929	\$18,323	\$28,251	\$16,059	\$70,562
9/30/2029	\$8,579	\$17,970	\$28,251	\$16,380	\$71,181
9/30/2030	\$8,680	\$17,588	\$28,251	\$16,707	\$71,227
9/30/2031	\$9,331	\$17,202	\$28,251	\$17,042	\$71,826
9/30/2032	\$9,747	\$16,787	\$28,251	\$17,382	\$72,168
9/30/2033	\$10,181	\$16,353	\$28,251	\$17,730	\$72,516
9/30/2034	\$10,832	\$15,900	\$28,251	\$18,085	\$73,068
9/30/2035	\$11,250	\$15,418	\$28,251	\$18,278	\$73,197
9/30/2036	\$12,001	\$14,917	\$28,251	\$18,425	\$73,594
9/30/2037	\$12,435	\$14,383	\$28,251	\$18,425	\$73,494
9/30/2038	\$13,086	\$13,830	\$28,251	\$18,425	\$73,592
9/30/2039	\$13,503	\$13,248	\$28,251	\$18,425	\$73,427
9/30/2040	\$14,254	\$12,647	\$28,251	\$18,425	\$73,577
9/30/2041	\$15,006	\$12,012	\$28,251	\$18,425	\$73,694
9/30/2042	\$15,756	\$11,345	\$28,251	\$18,425	\$73,776
9/30/2043	\$16,508	\$10,644	\$28,251	\$18,425	\$73,828
9/30/2044	\$17,576	\$9,909	\$28,251	\$18,425	\$74,161
9/30/2045	\$18,428	\$9,127	\$28,251	\$18,425	\$74,231
9/30/2046	\$19,513	\$8,307	\$28,251	\$18,425	\$74,496
9/30/2047	\$20,581	\$7,438	\$28,251	\$18,425	\$74,695
9/30/2048	\$21,433	\$6,523	\$28,251	\$18,425	\$74,631
9/30/2049	\$22,834	\$5,569	\$28,251	\$18,425	\$75,079
9/30/2050	\$23,686	\$4,553	\$28,251	\$18,425	\$74,914
9/30/2051	\$25,088	\$3,499	\$28,251	\$18,425	\$75,262
9/30/2052	\$26,058	\$2,382	\$28,251	\$18,425	\$75,117
9/30/2053	\$15,335	\$1,223	\$15,352	\$10,012	\$41,922
9/30/2054	\$12,141	\$540	\$11,456	\$7,471	\$31,609
<b>Total</b>	<b>\$482,718</b>	<b>\$375,859</b>	<b>\$847,537</b>	<b>\$530,386</b>	<b>\$2,236,499</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For year 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for 2022-23. Does not include prepayments.

**Appendix G-2**  
**Phase #2 Assessment Roll – 2022-23 Trigger**

**Lots**  
**Assessment**  
**Total Units**

**59**  
**\$220,402**  
**48.01**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2023	\$37,309	\$9,808	\$12,899	\$6,766	\$66,781
9/30/2024	\$2,978	\$8,485	\$12,899	\$6,901	\$31,263
9/30/2025	\$3,169	\$8,015	\$12,899	\$7,039	\$31,122
9/30/2026	\$3,169	\$7,874	\$12,899	\$7,180	\$31,122
9/30/2027	\$3,486	\$7,733	\$12,899	\$7,324	\$31,441
9/30/2028	\$3,486	\$7,578	\$12,899	\$7,470	\$31,433
9/30/2029	\$3,803	\$7,423	\$12,899	\$7,619	\$31,744
9/30/2030	\$3,803	\$7,254	\$12,899	\$7,772	\$31,727
9/30/2031	\$4,119	\$7,084	\$12,899	\$7,927	\$32,030
9/30/2032	\$4,436	\$6,901	\$12,899	\$8,086	\$32,322
9/30/2033	\$4,436	\$6,704	\$12,899	\$8,247	\$32,287
9/30/2034	\$4,753	\$6,506	\$12,899	\$8,412	\$32,571
9/30/2035	\$5,070	\$6,295	\$12,899	\$8,412	\$32,676
9/30/2036	\$5,387	\$6,069	\$12,899	\$8,412	\$32,768
9/30/2037	\$5,387	\$5,829	\$12,899	\$8,412	\$32,528
9/30/2038	\$5,704	\$5,590	\$12,899	\$8,412	\$32,605
9/30/2039	\$6,021	\$5,336	\$12,899	\$8,412	\$32,668
9/30/2040	\$6,338	\$5,068	\$12,899	\$8,412	\$32,717
9/30/2041	\$6,654	\$4,786	\$12,899	\$8,412	\$32,752
9/30/2042	\$6,971	\$4,490	\$12,899	\$8,412	\$32,773
9/30/2043	\$7,289	\$4,180	\$12,899	\$8,412	\$32,780
9/30/2044	\$7,923	\$3,855	\$12,899	\$8,412	\$33,090
9/30/2045	\$8,240	\$3,503	\$12,899	\$8,412	\$33,054
9/30/2046	\$8,557	\$3,136	\$12,899	\$8,412	\$33,004
9/30/2047	\$9,190	\$2,755	\$12,899	\$8,412	\$33,257
9/30/2048	\$9,507	\$2,346	\$12,899	\$8,412	\$33,165
9/30/2049	\$10,141	\$1,923	\$12,899	\$8,412	\$33,376
9/30/2050	\$10,458	\$1,472	\$12,899	\$8,412	\$33,241
9/30/2051	\$11,092	\$1,007	\$12,899	\$8,412	\$33,410
9/30/2052	\$11,528	\$513	\$12,899	\$8,412	\$33,352
<b>Total</b>	<b>\$220,402</b>	<b>\$159,518</b>	<b>\$386,974</b>	<b>\$242,167</b>	<b>\$1,009,060</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For year 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for 2022-23. Does not include prepayments.

**Appendix G-2-A**  
**Phase #2 Assessment Roll by Lot Type – 2022-23 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 3 (60 Ft)**  
**0.86**  
**\$3,948.05**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2023	\$61	\$176	\$231	\$121	\$589
9/30/2024	\$61	\$173	\$231	\$124	\$588
9/30/2025	\$67	\$170	\$231	\$126	\$595
9/30/2026	\$67	\$167	\$231	\$129	\$594
9/30/2027	\$74	\$164	\$231	\$131	\$601
9/30/2028	\$74	\$161	\$231	\$134	\$600
9/30/2029	\$81	\$158	\$231	\$136	\$606
9/30/2030	\$81	\$154	\$231	\$139	\$605
9/30/2031	\$88	\$151	\$231	\$142	\$611
9/30/2032	\$94	\$147	\$231	\$145	\$617
9/30/2033	\$94	\$142	\$231	\$148	\$615
9/30/2034	\$101	\$138	\$231	\$151	\$621
9/30/2035	\$108	\$134	\$231	\$151	\$623
9/30/2036	\$114	\$129	\$231	\$151	\$625
9/30/2037	\$114	\$124	\$231	\$151	\$620
9/30/2038	\$121	\$119	\$231	\$151	\$622
9/30/2039	\$128	\$113	\$231	\$151	\$623
9/30/2040	\$135	\$108	\$231	\$151	\$624
9/30/2041	\$141	\$102	\$231	\$151	\$625
9/30/2042	\$148	\$95	\$231	\$151	\$625
9/30/2043	\$155	\$89	\$231	\$151	\$625
9/30/2044	\$168	\$82	\$231	\$151	\$632
9/30/2045	\$175	\$74	\$231	\$151	\$631
9/30/2046	\$182	\$67	\$231	\$151	\$630
9/30/2047	\$195	\$59	\$231	\$151	\$636
9/30/2048	\$202	\$50	\$231	\$151	\$634
9/30/2049	\$215	\$41	\$231	\$151	\$638
9/30/2050	\$222	\$31	\$231	\$151	\$635
9/30/2051	\$236	\$21	\$231	\$151	\$639
9/30/2052	\$245	\$11	\$231	\$151	\$638
<b>Total</b>	<b>\$3,948</b>	<b>\$3,349</b>	<b>\$6,932</b>	<b>\$4,338</b>	<b>\$18,567</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For year 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for 2022-23. Does not include prepayments.

**Appendix G-2-B**  
**Phase #2 Assessment Roll by Lot Type – 2022-23 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 4 (55 Ft)**  
**0.79**  
**\$3,626.70**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment <sup>3</sup>
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2023	\$56	\$161	\$212	\$111	\$541
9/30/2024	\$56	\$159	\$212	\$114	\$540
9/30/2025	\$62	\$156	\$212	\$116	\$546
9/30/2026	\$62	\$154	\$212	\$118	\$546
9/30/2027	\$68	\$151	\$212	\$121	\$552
9/30/2028	\$68	\$148	\$212	\$123	\$551
9/30/2029	\$74	\$145	\$212	\$125	\$557
9/30/2030	\$74	\$142	\$212	\$128	\$556
9/30/2031	\$80	\$138	\$212	\$130	\$561
9/30/2032	\$87	\$135	\$212	\$133	\$567
9/30/2033	\$87	\$131	\$212	\$136	\$565
9/30/2034	\$93	\$127	\$212	\$138	\$570
9/30/2035	\$99	\$123	\$212	\$138	\$572
9/30/2036	\$105	\$118	\$212	\$138	\$574
9/30/2037	\$105	\$114	\$212	\$138	\$570
9/30/2038	\$111	\$109	\$212	\$138	\$571
9/30/2039	\$118	\$104	\$212	\$138	\$572
9/30/2040	\$124	\$99	\$212	\$138	\$573
9/30/2041	\$130	\$93	\$212	\$138	\$574
9/30/2042	\$136	\$88	\$212	\$138	\$574
9/30/2043	\$142	\$82	\$212	\$138	\$575
9/30/2044	\$155	\$75	\$212	\$138	\$581
9/30/2045	\$161	\$68	\$212	\$138	\$580
9/30/2046	\$167	\$61	\$212	\$138	\$579
9/30/2047	\$179	\$54	\$212	\$138	\$584
9/30/2048	\$186	\$46	\$212	\$138	\$582
9/30/2049	\$198	\$38	\$212	\$138	\$586
9/30/2050	\$204	\$29	\$212	\$138	\$584
9/30/2051	\$216	\$20	\$212	\$138	\$587
9/30/2052	\$225	\$10	\$212	\$138	\$586
<b>Total</b>	<b>\$3,627</b>	<b>\$3,077</b>	<b>\$6,368</b>	<b>\$3,985</b>	<b>\$17,056</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

3 - For year 2023, represents actual amounts billed and collected as shown in the Annual Service Plan Update for 2022-23. Does not include prepayments.



**Appendix G-3**  
**Phase #2 Assessment Roll – 2023-34 Trigger**

<b>Lots</b>	<b>18.00</b>
<b>Assessment</b>	<b>\$66,566</b>
<b>Total Units</b>	<b>14.50</b>

Year	Revised Proposed Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2024	\$8,596	\$2,962	\$3,896	\$2,043	\$17,498
9/30/2025	\$904	\$2,580	\$3,896	\$2,084	\$9,463
9/30/2026	\$1,004	\$2,539	\$3,896	\$2,126	\$9,565
9/30/2027	\$1,004	\$2,495	\$3,896	\$2,168	\$9,563
9/30/2028	\$1,105	\$2,450	\$3,896	\$2,212	\$9,662
9/30/2029	\$1,105	\$2,401	\$3,896	\$2,256	\$9,658
9/30/2030	\$1,205	\$2,352	\$3,896	\$2,301	\$9,754
9/30/2031	\$1,205	\$2,298	\$3,896	\$2,347	\$9,746
9/30/2032	\$1,305	\$2,244	\$3,896	\$2,394	\$9,839
9/30/2033	\$1,405	\$2,186	\$3,896	\$2,442	\$9,930
9/30/2034	\$1,405	\$2,124	\$3,896	\$2,491	\$9,916
9/30/2035	\$1,506	\$2,061	\$3,896	\$2,541	\$10,004
9/30/2036	\$1,606	\$1,994	\$3,896	\$2,541	\$10,037
9/30/2037	\$1,707	\$1,923	\$3,896	\$2,541	\$10,066
9/30/2038	\$1,707	\$1,847	\$3,896	\$2,541	\$9,990
9/30/2039	\$1,807	\$1,771	\$3,896	\$2,541	\$10,015
9/30/2040	\$1,908	\$1,690	\$3,896	\$2,541	\$10,035
9/30/2041	\$2,008	\$1,606	\$3,896	\$2,541	\$10,051
9/30/2042	\$2,108	\$1,516	\$3,896	\$2,541	\$10,061
9/30/2043	\$2,208	\$1,422	\$3,896	\$2,541	\$10,067
9/30/2044	\$2,309	\$1,324	\$3,896	\$2,541	\$10,070
9/30/2045	\$2,510	\$1,221	\$3,896	\$2,541	\$10,168
9/30/2046	\$2,611	\$1,110	\$3,896	\$2,541	\$10,157
9/30/2047	\$2,711	\$994	\$3,896	\$2,541	\$10,141
9/30/2048	\$2,912	\$873	\$3,896	\$2,541	\$10,222
9/30/2049	\$3,012	\$743	\$3,896	\$2,541	\$10,191
9/30/2050	\$3,213	\$609	\$3,896	\$2,541	\$10,258
9/30/2051	\$3,313	\$466	\$3,896	\$2,541	\$10,216
9/30/2052	\$3,514	\$319	\$3,896	\$2,541	\$10,270
9/30/2053	\$3,651	\$162	\$3,896	\$2,541	\$10,250
<b>Total</b>	<b>\$66,566</b>	<b>\$50,284</b>	<b>\$116,874</b>	<b>\$73,139</b>	<b>\$306,863</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix G-3-A****Phase #2 Assessment Roll by Lot Type – 2023-24 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 3 (60 Ft)**  
**0.86**  
**\$3,948.05**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2024	\$61	\$176	\$231	\$121	\$589
9/30/2025	\$61	\$173	\$231	\$124	\$588
9/30/2026	\$67	\$170	\$231	\$126	\$595
9/30/2027	\$67	\$167	\$231	\$129	\$594
9/30/2028	\$74	\$164	\$231	\$131	\$601
9/30/2029	\$74	\$161	\$231	\$134	\$600
9/30/2030	\$81	\$158	\$231	\$136	\$606
9/30/2031	\$81	\$154	\$231	\$139	\$605
9/30/2032	\$88	\$151	\$231	\$142	\$611
9/30/2033	\$94	\$147	\$231	\$145	\$617
9/30/2034	\$94	\$142	\$231	\$148	\$615
9/30/2035	\$101	\$138	\$231	\$151	\$621
9/30/2036	\$108	\$134	\$231	\$151	\$623
9/30/2037	\$114	\$129	\$231	\$151	\$625
9/30/2038	\$114	\$124	\$231	\$151	\$620
9/30/2039	\$121	\$119	\$231	\$151	\$622
9/30/2040	\$128	\$113	\$231	\$151	\$623
9/30/2041	\$135	\$108	\$231	\$151	\$624
9/30/2042	\$141	\$102	\$231	\$151	\$625
9/30/2043	\$148	\$95	\$231	\$151	\$625
9/30/2044	\$155	\$89	\$231	\$151	\$625
9/30/2045	\$168	\$82	\$231	\$151	\$632
9/30/2046	\$175	\$74	\$231	\$151	\$631
9/30/2047	\$182	\$67	\$231	\$151	\$630
9/30/2048	\$195	\$59	\$231	\$151	\$636
9/30/2049	\$202	\$50	\$231	\$151	\$634
9/30/2050	\$215	\$41	\$231	\$151	\$638
9/30/2051	\$222	\$31	\$231	\$151	\$635
9/30/2052	\$236	\$21	\$231	\$151	\$639
9/30/2053	\$245	\$11	\$231	\$151	\$638
<b>Total</b>	<b>\$3,948</b>	<b>\$3,349</b>	<b>\$6,932</b>	<b>\$4,338</b>	<b>\$18,567</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix G-3-B**  
**Phase #2 Assessment Roll by Lot Type – 2023-24 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 4 (55 Ft)**  
**0.79**  
**\$3,626.70**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2024	\$56	\$161	\$212	\$111	\$541
9/30/2025	\$56	\$159	\$212	\$114	\$540
9/30/2026	\$62	\$156	\$212	\$116	\$546
9/30/2027	\$62	\$154	\$212	\$118	\$546
9/30/2028	\$68	\$151	\$212	\$121	\$552
9/30/2029	\$68	\$148	\$212	\$123	\$551
9/30/2030	\$74	\$145	\$212	\$125	\$557
9/30/2031	\$74	\$142	\$212	\$128	\$556
9/30/2032	\$80	\$138	\$212	\$130	\$561
9/30/2033	\$87	\$135	\$212	\$133	\$567
9/30/2034	\$87	\$131	\$212	\$136	\$565
9/30/2035	\$93	\$127	\$212	\$138	\$570
9/30/2036	\$99	\$123	\$212	\$138	\$572
9/30/2037	\$105	\$118	\$212	\$138	\$574
9/30/2038	\$105	\$114	\$212	\$138	\$570
9/30/2039	\$111	\$109	\$212	\$138	\$571
9/30/2040	\$118	\$104	\$212	\$138	\$572
9/30/2041	\$124	\$99	\$212	\$138	\$573
9/30/2042	\$130	\$93	\$212	\$138	\$574
9/30/2043	\$136	\$88	\$212	\$138	\$574
9/30/2044	\$142	\$82	\$212	\$138	\$575
9/30/2045	\$155	\$75	\$212	\$138	\$581
9/30/2046	\$161	\$68	\$212	\$138	\$580
9/30/2047	\$167	\$61	\$212	\$138	\$579
9/30/2048	\$179	\$54	\$212	\$138	\$584
9/30/2049	\$186	\$46	\$212	\$138	\$582
9/30/2050	\$198	\$38	\$212	\$138	\$586
9/30/2051	\$204	\$29	\$212	\$138	\$584
9/30/2052	\$216	\$20	\$212	\$138	\$587
9/30/2053	\$225	\$10	\$212	\$138	\$586
<b>Total</b>	<b>\$3,627</b>	<b>\$3,077</b>	<b>\$6,368</b>	<b>\$3,985</b>	<b>\$17,056</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix G-4****Phase #2 Assessment Roll – 2024-25 Trigger**

**Lots**  
**Assessment**  
**Total Units**

**53.00**  
**\$195,750**  
**42.64**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2025	\$0	\$0	\$0	\$0	\$0
9/30/2026	\$3,005	\$8,711	\$11,456	\$6,009	\$29,181
9/30/2027	\$3,005	\$8,577	\$11,456	\$6,129	\$29,167
9/30/2028	\$3,338	\$8,443	\$11,456	\$6,252	\$29,490
9/30/2029	\$3,338	\$8,295	\$11,456	\$6,377	\$29,466
9/30/2030	\$3,672	\$8,146	\$11,456	\$6,504	\$29,779
9/30/2031	\$3,672	\$7,983	\$11,456	\$6,634	\$29,746
9/30/2032	\$4,006	\$7,820	\$11,456	\$6,767	\$30,049
9/30/2033	\$4,006	\$7,641	\$11,456	\$6,902	\$30,006
9/30/2034	\$4,340	\$7,463	\$11,456	\$7,041	\$30,300
9/30/2035	\$4,674	\$7,270	\$11,456	\$7,181	\$30,581
9/30/2036	\$4,674	\$7,062	\$11,456	\$7,325	\$30,517
9/30/2037	\$5,008	\$6,854	\$11,456	\$7,471	\$30,789
9/30/2038	\$5,341	\$6,631	\$11,456	\$7,471	\$30,900
9/30/2039	\$5,675	\$6,393	\$11,456	\$7,471	\$30,996
9/30/2040	\$5,675	\$6,141	\$11,456	\$7,471	\$30,744
9/30/2041	\$6,009	\$5,888	\$11,456	\$7,471	\$30,825
9/30/2042	\$6,343	\$5,621	\$11,456	\$7,471	\$30,892
9/30/2043	\$6,677	\$5,339	\$11,456	\$7,471	\$30,943
9/30/2044	\$7,011	\$5,042	\$11,456	\$7,471	\$30,980
9/30/2045	\$7,344	\$4,730	\$11,456	\$7,471	\$31,002
9/30/2046	\$7,678	\$4,403	\$11,456	\$7,471	\$31,009
9/30/2047	\$8,346	\$4,061	\$11,456	\$7,471	\$31,335
9/30/2048	\$8,680	\$3,690	\$11,456	\$7,471	\$31,297
9/30/2049	\$9,014	\$3,303	\$11,456	\$7,471	\$31,245
9/30/2050	\$9,681	\$2,902	\$11,456	\$7,471	\$31,511
9/30/2051	\$10,015	\$2,471	\$11,456	\$7,471	\$31,414
9/30/2052	\$10,683	\$2,026	\$11,456	\$7,471	\$31,636
9/30/2053	\$11,017	\$1,550	\$11,456	\$7,471	\$31,495
9/30/2054	\$11,684	\$1,060	\$11,456	\$7,471	\$31,672
9/30/2055	\$12,141	\$540	\$11,456	\$7,471	\$31,609
<b>Total</b>	<b>\$195,750</b>	<b>\$166,057</b>	<b>\$343,690</b>	<b>\$215,080</b>	<b>\$920,576</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.



**Appendix G-4-A****Phase #2 Assessment Roll by Lot Type – 2024-25 Trigger**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 3 (60 Ft)**  
**0.86**  
**\$3,948.05**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2025	\$61	\$176	\$231	\$121	\$589
9/30/2026	\$61	\$173	\$231	\$124	\$588
9/30/2027	\$67	\$170	\$231	\$126	\$595
9/30/2028	\$67	\$167	\$231	\$129	\$594
9/30/2029	\$74	\$164	\$231	\$131	\$601
9/30/2030	\$74	\$161	\$231	\$134	\$600
9/30/2031	\$81	\$158	\$231	\$136	\$606
9/30/2032	\$81	\$154	\$231	\$139	\$605
9/30/2033	\$88	\$151	\$231	\$142	\$611
9/30/2034	\$94	\$147	\$231	\$145	\$617
9/30/2035	\$94	\$142	\$231	\$148	\$615
9/30/2036	\$101	\$138	\$231	\$151	\$621
9/30/2037	\$108	\$134	\$231	\$151	\$623
9/30/2038	\$114	\$129	\$231	\$151	\$625
9/30/2039	\$114	\$124	\$231	\$151	\$620
9/30/2040	\$121	\$119	\$231	\$151	\$622
9/30/2041	\$128	\$113	\$231	\$151	\$623
9/30/2042	\$135	\$108	\$231	\$151	\$624
9/30/2043	\$141	\$102	\$231	\$151	\$625
9/30/2044	\$148	\$95	\$231	\$151	\$625
9/30/2045	\$155	\$89	\$231	\$151	\$625
9/30/2046	\$168	\$82	\$231	\$151	\$632
9/30/2047	\$175	\$74	\$231	\$151	\$631
9/30/2048	\$182	\$67	\$231	\$151	\$630
9/30/2049	\$195	\$59	\$231	\$151	\$636
9/30/2050	\$202	\$50	\$231	\$151	\$634
9/30/2051	\$215	\$41	\$231	\$151	\$638
9/30/2052	\$222	\$31	\$231	\$151	\$635
9/30/2053	\$236	\$21	\$231	\$151	\$639
9/30/2054	\$245	\$11	\$231	\$151	\$638
<b>Total</b>	<b>\$3,948</b>	<b>\$3,349</b>	<b>\$6,932</b>	<b>\$4,338</b>	<b>\$18,567</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix G-4-B****Phase #2 Assessment Roll by Lot Type – 2024-25 Trigger****Lot Type****Lot Type 4 (55  
Ft)****Equivalent Unit Factor****0.79****Assessment****\$3,626.70**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
9/30/2025	\$56	\$161	\$212	\$111	\$541
9/30/2026	\$56	\$159	\$212	\$114	\$540
9/30/2027	\$62	\$156	\$212	\$116	\$546
9/30/2028	\$62	\$154	\$212	\$118	\$546
9/30/2029	\$68	\$151	\$212	\$121	\$552
9/30/2030	\$68	\$148	\$212	\$123	\$551
9/30/2031	\$74	\$145	\$212	\$125	\$557
9/30/2032	\$74	\$142	\$212	\$128	\$556
9/30/2033	\$80	\$138	\$212	\$130	\$561
9/30/2034	\$87	\$135	\$212	\$133	\$567
9/30/2035	\$87	\$131	\$212	\$136	\$565
9/30/2036	\$93	\$127	\$212	\$138	\$570
9/30/2037	\$99	\$123	\$212	\$138	\$572
9/30/2038	\$105	\$118	\$212	\$138	\$574
9/30/2039	\$105	\$114	\$212	\$138	\$570
9/30/2040	\$111	\$109	\$212	\$138	\$571
9/30/2041	\$118	\$104	\$212	\$138	\$572
9/30/2042	\$124	\$99	\$212	\$138	\$573
9/30/2043	\$130	\$93	\$212	\$138	\$574
9/30/2044	\$136	\$88	\$212	\$138	\$574
9/30/2045	\$142	\$82	\$212	\$138	\$575
9/30/2046	\$155	\$75	\$212	\$138	\$581
9/30/2047	\$161	\$68	\$212	\$138	\$580
9/30/2048	\$167	\$61	\$212	\$138	\$579
9/30/2049	\$179	\$54	\$212	\$138	\$584
9/30/2050	\$186	\$46	\$212	\$138	\$582
9/30/2051	\$198	\$38	\$212	\$138	\$586
9/30/2052	\$204	\$29	\$212	\$138	\$584
9/30/2053	\$216	\$20	\$212	\$138	\$587
9/30/2054	\$225	\$10	\$212	\$138	\$586
<b>Total</b>	<b>\$3,627</b>	<b>\$3,077</b>	<b>\$6,368</b>	<b>\$3,985</b>	<b>\$17,056</b>

1 - The interest is calculated using an interest rate 4.45% for years 1 through 5 and an interest rate of 4.45% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix G-5**  
**Phase #2 Annual Installment Summary - 2024-25**

Descriptions	Budget for all Lots Based on Trigger Period			Total	
	2022-23	2023-24	2024-25		
Interest payment on or after March 1, 2025	\$4,008	\$1,290	\$4,355	\$9,653	
Interest payment on or after September 1, 2025	\$4,008	\$1,290	\$4,355	\$9,653	
Principal payment on September 1, 2025	\$3,169	\$904	\$3,005	\$7,077	
<i>Subtotal debt service on R.A.</i>	<i>\$11,184</i>	<i>\$3,483</i>	<i>\$11,715</i>	<i>\$26,383</i>	
Administrative Expenses	\$7,039	\$2,084	\$6,009	\$15,132	
Maintenance Assessment	\$12,899	\$3,896	\$11,456	\$28,251	
<i>Subtotal Expenses</i>	<i>\$31,122</i>	<i>\$9,463</i>	<i>\$29,181</i>	<i>\$69,766</i>	
Available Administrative Expense account	\$0	\$0	\$0	\$0	
<i>Subtotal funds available</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	
<b>Annual Installments</b>	<b>\$31,122</b>	<b>\$9,463</b>	<b>\$29,181</b>	<b>\$69,766</b>	

				<b>Total</b>	
Initial Total Assessments	\$220,402	\$66,566	\$195,750	\$482,718	
Principal paid	(\$6,361)	(\$1,022)	\$0	(\$7,383)	
Prepayments	(\$33,926)	(\$7,575)	\$0	(\$41,500)	
<b>Outstanding Assessments</b>	<b>\$180,115</b>	<b>\$57,969</b>	<b>\$195,750</b>	<b>\$433,834</b>	A
Interest Rate	4.45%	4.45%	4.45%	4.45%	B
Interest due through 9/1/25	\$8,015	\$2,580	\$8,711	\$19,306	C = A x B
Assessments Due by 9/1/25	\$3,169	\$904	\$3,005	\$7,077	D
Subtotal - Debt Service	\$11,184	\$3,483	\$11,715	\$26,383	E = C + D
Estimated PID Administrative Expenses through 1/31/2026	\$7,039	\$2,084	\$6,009	\$15,132	F
Maintenance Assessments Due by 9/1/25	\$12,899	\$3,896	\$11,456	\$28,251	G
<b>2024-25 Annual Installments</b>	<b>\$31,122</b>	<b>\$9,463</b>	<b>\$29,181</b>	<b>\$69,766</b>	H = E + F+ G

Total Equivalent Units within the PID	48.01	14.57	42.57	105.15	
Less: Prepaid Parcel's Equivalent Unit	-7.39	-1.65	0.00	-9.04	
<b>Net total Equivalent Units for 2024-25 Annual Installments</b>	<b>40.62</b>	<b>12.92</b>	<b>42.57</b>	<b>96.11</b>	I

2024-25 Annual Assessment per Equivalent Unit (Lot Type 1)	\$275.33	\$269.61	\$275.20		E ÷ I
2024-25 Administrative Expenses per Equivalent Unit (Lot Type 1)	\$173.29	\$161.32	\$141.16		F ÷ I
2024-25 Maintenance Assessment per Equivalent Unit (Lot Type 1)	\$317.56	\$301.53	\$269.12		G ÷ I

**Appendix G-6-A**  
**Parks at Panchasarp Farms Public Improvement District**  
**Phase #2 Assessment Roll Summary - 2022-23 Trigger Parcels**

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20231	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20233	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20234	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20236	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20237	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20238	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20239	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20242	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20243	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20244	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.20245	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.20246	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20247	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20248	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20249	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20251	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20253	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20255	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20260	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20261	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20262	1	55 Ft	0.79	0.79	\$1,751.49	\$30.81	\$77.94	\$68.45	\$106.13	\$283.33
126.2233.20282					\$1,751.49	\$30.81	\$77.94	\$68.45	\$106.13	\$283.33
126.2233.20263	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20266	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20267	1	55 Ft	0.79	0.79	\$1,751.49	\$30.81	\$77.94	\$68.45	\$106.13	\$283.33
126.2233.20283					\$1,751.49	\$30.81	\$77.94	\$68.45	\$106.13	\$283.33
126.2233.20270	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20271	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20272	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20276	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20277	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20280	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20601	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.20602	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.20605	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20609	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20610	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20703	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20708	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20710	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20712	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20718	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20719	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.20720	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.20723	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20725	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20726	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20732	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20734	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20738	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20739	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20740	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$231.06	\$231.06
126.2233.20744	1	60 Ft	0.86	0.86	\$3,813.37	\$67.09	\$169.69	\$149.03	\$231.06	\$616.88
126.2233.20803	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.20804	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20808	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20810	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20812	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20813	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$212.25	\$212.25
126.2233.20815	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20817	1	55 Ft	0.79	0.79	\$3,502.98	\$61.63	\$155.88	\$136.90	\$212.25	\$566.66
126.2233.20001	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.20002	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



Appendix G-6-A  
Parks at Panchasarp Farms Public Improvement District  
Phase #2 Assessment Roll Summary - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20003	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.20004	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
126.2233.20005	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>59</b>		<b>48.01</b>	<b>40.62</b>	<b>\$180,115.09</b>	<b>\$3,168.77</b>	<b>\$8,015.12</b>	<b>\$7,039.12</b>	<b>\$12,899.12</b>	<b>\$31,122.13</b>

**Appendix G-6-B**  
**Parks at Panchasarp Farms Public Improvement District**  
**Phase #2 Assessment Roll Summary - 2023-24 Trigger Parcels**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Original Equivalent Units</b>	<b>Outstanding Equivalent Units</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>Maintenance Expenses</b>	<b>Annual Installment</b>
126.2233.20232	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20241	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20250	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20252	1	55 Ft	0.79	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$211.23	\$211.23
126.2233.20254	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20279	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20607	1	60 Ft	0.86	0.86	\$3,858.65	\$60.15	\$171.71	\$138.74	\$229.95	\$600.55
126.2233.20608	1	60 Ft	0.86	0.86	\$3,858.65	\$60.15	\$171.71	\$138.74	\$229.95	\$600.55
126.2233.20611	1	60 Ft	0.86	0.86	\$3,858.65	\$60.15	\$171.71	\$138.74	\$229.95	\$600.55
126.2233.20704	1	60 Ft	0.86	0.86	\$3,858.65	\$60.15	\$171.71	\$138.74	\$229.95	\$600.55
126.2233.20705	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20707	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20709	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20724	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20733	1	60 Ft	0.86	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	\$229.95	\$229.95
126.2233.20809	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20811	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
126.2233.20816	1	55 Ft	0.79	0.79	\$3,544.57	\$55.26	\$157.73	\$127.44	\$211.23	\$551.67
<b>Total</b>	<b>18</b>		<b>14.57</b>	<b>12.92</b>	<b>\$57,969.48</b>	<b>\$903.70</b>	<b>\$2,579.64</b>	<b>\$2,084.27</b>	<b>\$3,895.80</b>	<b>\$9,463.41</b>

Appendix G-6-C  
Parks at Panchasarp Farms Public Improvement District  
Phase #2 Assessment Roll Summary - 2024-25 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20230	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20235	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20240	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20256	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20257	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20258	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20259	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20264	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20265	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20268	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20269	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20273	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20274	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20275	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20278	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20281	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20603	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20604	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20606	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20612	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20701	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20702	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20706	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20711	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20713	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20714	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20715	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20716	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20717	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20721	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20722	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20727	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20728	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20729	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20730	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20731	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20735	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20736	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20737	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20741	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20742	1	60 Ft	0.86	0.86	\$3,954.54	\$60.70	\$175.98	\$121.39	\$231.44	\$589.51
126.2233.20743	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20801	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20802	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20805	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20806	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20807	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20814	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20818	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20819	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20820	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20821	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
126.2233.20822	1	55 Ft	0.79	0.79	\$3,632.66	\$55.76	\$161.65	\$111.51	\$212.60	\$541.53
<b>Total</b>	<b>53</b>		<b>42.57</b>	<b>42.57</b>	<b>\$195,749.74</b>	<b>\$3,004.51</b>	<b>\$8,710.86</b>	<b>\$6,009.02</b>	<b>\$11,456.33</b>	<b>\$29,180.72</b>

**APPENDIX H**  
**PROPOSED PHASE #3 ASSESSMENT ROLL**



**Appendix H-1**  
**Proposed Phase #3 Assessment Roll - Aggregate**

**Parcel  
Assessment  
Total Units**

**All Parcels  
\$603,317  
131.42**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
1	\$9,260	\$37,768	\$35,309	\$18,520	\$100,857
2	\$9,260	\$37,188	\$35,309	\$18,891	\$100,648
3	\$10,289	\$36,608	\$35,309	\$19,269	\$101,475
4	\$10,289	\$35,964	\$35,309	\$19,654	\$101,216
5	\$11,318	\$35,320	\$35,309	\$20,047	\$101,994
6	\$11,318	\$34,612	\$35,309	\$20,448	\$101,687
7	\$12,347	\$33,903	\$35,309	\$20,857	\$102,416
8	\$12,347	\$33,130	\$35,309	\$21,274	\$102,060
9	\$13,376	\$32,357	\$35,309	\$21,699	\$102,742
10	\$14,405	\$31,520	\$35,309	\$22,133	\$103,367
11	\$14,405	\$30,618	\$35,309	\$22,576	\$102,908
12	\$15,434	\$29,716	\$35,309	\$23,028	\$103,487
13	\$16,462	\$28,750	\$35,309	\$23,028	\$103,550
14	\$17,491	\$27,720	\$35,309	\$23,028	\$103,548
15	\$17,491	\$26,625	\$35,309	\$23,028	\$102,453
16	\$18,520	\$25,530	\$35,309	\$23,028	\$102,387
17	\$19,549	\$24,370	\$35,309	\$23,028	\$102,257
18	\$20,578	\$23,147	\$35,309	\$23,028	\$102,062
19	\$21,607	\$21,859	\$35,309	\$23,028	\$101,803
20	\$22,636	\$20,506	\$35,309	\$23,028	\$101,479
21	\$23,665	\$19,089	\$35,309	\$23,028	\$101,091
22	\$25,723	\$17,607	\$35,309	\$23,028	\$101,667
23	\$26,752	\$15,997	\$35,309	\$23,028	\$101,086
24	\$27,780	\$14,323	\$35,309	\$23,028	\$100,440
25	\$29,838	\$12,584	\$35,309	\$23,028	\$100,759
26	\$30,867	\$10,716	\$35,309	\$23,028	\$99,920
27	\$32,925	\$8,783	\$35,309	\$23,028	\$100,045
28	\$33,954	\$6,722	\$35,309	\$23,028	\$99,013
29	\$36,012	\$4,597	\$35,309	\$23,028	\$98,945
30	\$37,419	\$2,342	\$35,309	\$23,028	\$98,099
<b>Total</b>	<b>\$603,317</b>	<b>\$719,971</b>	<b>\$1,059,281</b>	<b>\$662,894</b>	<b>\$3,045,462</b>

1 - The interest is calculated using an estimated interest rate of 6.26% for years 1 through 5 and an interest rate of 6.26% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix H-2**  
**Phase #3 Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 1 (70 Ft)**  
**\$4,590.75**  
**1.00**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
1	\$70	\$287	\$269	\$141	\$767
2	\$70	\$283	\$269	\$144	\$766
3	\$78	\$279	\$269	\$147	\$772
4	\$78	\$274	\$269	\$150	\$770
5	\$86	\$269	\$269	\$153	\$776
6	\$86	\$263	\$269	\$156	\$774
7	\$94	\$258	\$269	\$159	\$779
8	\$94	\$252	\$269	\$162	\$777
9	\$102	\$246	\$269	\$165	\$782
10	\$110	\$240	\$269	\$168	\$787
11	\$110	\$233	\$269	\$172	\$783
12	\$117	\$226	\$269	\$175	\$787
13	\$125	\$219	\$269	\$175	\$788
14	\$133	\$211	\$269	\$175	\$788
15	\$133	\$203	\$269	\$175	\$780
16	\$141	\$194	\$269	\$175	\$779
17	\$149	\$185	\$269	\$175	\$778
18	\$157	\$176	\$269	\$175	\$777
19	\$164	\$166	\$269	\$175	\$775
20	\$172	\$156	\$269	\$175	\$772
21	\$180	\$145	\$269	\$175	\$769
22	\$196	\$134	\$269	\$175	\$774
23	\$204	\$122	\$269	\$175	\$769
24	\$211	\$109	\$269	\$175	\$764
25	\$227	\$96	\$269	\$175	\$767
26	\$235	\$82	\$269	\$175	\$760
27	\$251	\$67	\$269	\$175	\$761
28	\$258	\$51	\$269	\$175	\$753
29	\$274	\$35	\$269	\$175	\$753
30	\$285	\$18	\$269	\$175	\$746
<b>Total</b>	<b>\$4,591</b>	<b>\$5,478</b>	<b>\$8,060</b>	<b>\$5,044</b>	<b>\$23,174</b>

1 - The interest is calculated using an estimated interest rate of 6.26% for years 1 through 5 and an interest rate of 6.26% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix H-3**  
**Phase #3 Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 2 (65 Ft)**  
**\$4,269.40**  
**0.93**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
1	\$66	\$267	\$250	\$131	\$714
2	\$66	\$263	\$250	\$134	\$712
3	\$73	\$259	\$250	\$136	\$718
4	\$73	\$255	\$250	\$139	\$716
5	\$80	\$250	\$250	\$142	\$722
6	\$80	\$245	\$250	\$145	\$720
7	\$87	\$240	\$250	\$148	\$725
8	\$87	\$234	\$250	\$151	\$722
9	\$95	\$229	\$250	\$154	\$727
10	\$102	\$223	\$250	\$157	\$731
11	\$102	\$217	\$250	\$160	\$728
12	\$109	\$210	\$250	\$163	\$732
13	\$116	\$203	\$250	\$163	\$733
14	\$124	\$196	\$250	\$163	\$733
15	\$124	\$188	\$250	\$163	\$725
16	\$131	\$181	\$250	\$163	\$725
17	\$138	\$172	\$250	\$163	\$724
18	\$146	\$164	\$250	\$163	\$722
19	\$153	\$155	\$250	\$163	\$720
20	\$160	\$145	\$250	\$163	\$718
21	\$167	\$135	\$250	\$163	\$715
22	\$182	\$125	\$250	\$163	\$719
23	\$189	\$113	\$250	\$163	\$715
24	\$197	\$101	\$250	\$163	\$711
25	\$211	\$89	\$250	\$163	\$713
26	\$218	\$76	\$250	\$163	\$707
27	\$233	\$62	\$250	\$163	\$708
28	\$240	\$48	\$250	\$163	\$701
29	\$255	\$33	\$250	\$163	\$700
30	\$265	\$17	\$250	\$163	\$694
<b>Total</b>	<b>\$4,269</b>	<b>\$5,095</b>	<b>\$7,496</b>	<b>\$4,691</b>	<b>\$21,551</b>

1 - The interest is calculated using an estimated interest rate of 6.26% for years 1 through 5 and an interest rate of 6.26% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix H-4**  
**Phase #3 Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 3 (60 Ft)**  
**60 Ft**  
**\$3,948.05**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
1	\$61	\$247	\$231	\$121	\$660
2	\$61	\$243	\$231	\$124	\$659
3	\$67	\$240	\$231	\$126	\$664
4	\$67	\$235	\$231	\$129	\$662
5	\$74	\$231	\$231	\$131	\$667
6	\$74	\$226	\$231	\$134	\$665
7	\$81	\$222	\$231	\$136	\$670
8	\$81	\$217	\$231	\$139	\$668
9	\$88	\$212	\$231	\$142	\$672
10	\$94	\$206	\$231	\$145	\$676
11	\$94	\$200	\$231	\$148	\$673
12	\$101	\$194	\$231	\$151	\$677
13	\$108	\$188	\$231	\$151	\$678
14	\$114	\$181	\$231	\$151	\$678
15	\$114	\$174	\$231	\$151	\$670
16	\$121	\$167	\$231	\$151	\$670
17	\$128	\$159	\$231	\$151	\$669
18	\$135	\$151	\$231	\$151	\$668
19	\$141	\$143	\$231	\$151	\$666
20	\$148	\$134	\$231	\$151	\$664
21	\$155	\$125	\$231	\$151	\$662
22	\$168	\$115	\$231	\$151	\$665
23	\$175	\$105	\$231	\$151	\$661
24	\$182	\$94	\$231	\$151	\$657
25	\$195	\$82	\$231	\$151	\$659
26	\$202	\$70	\$231	\$151	\$654
27	\$215	\$57	\$231	\$151	\$655
28	\$222	\$44	\$231	\$151	\$648
29	\$236	\$30	\$231	\$151	\$647
30	\$245	\$15	\$231	\$151	\$642
<b>Total</b>	<b>\$3,948</b>	<b>\$4,711</b>	<b>\$6,932</b>	<b>\$4,338</b>	<b>\$19,929</b>

1 - The interest is calculated using an estimated interest rate of 6.26% for years 1 through 5 and an interest rate of 6.26% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.



**Appendix H-5****Phase #3 Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Unit Factor**  
**Assessment**

**Lot Type 4 (55 Ft)**  
**\$3,626.70**  
**0.79**

Year	Principal	Interest <sup>1</sup>	Administration Expense		Annual Installment
			Maintenance Assessment	Other Administrative Expenses <sup>2</sup>	
1	\$56	\$227	\$212	\$111	\$606
2	\$56	\$224	\$212	\$114	\$605
3	\$62	\$220	\$212	\$116	\$610
4	\$62	\$216	\$212	\$118	\$608
5	\$68	\$212	\$212	\$121	\$613
6	\$68	\$208	\$212	\$123	\$611
7	\$74	\$204	\$212	\$125	\$616
8	\$74	\$199	\$212	\$128	\$614
9	\$80	\$195	\$212	\$130	\$618
10	\$87	\$189	\$212	\$133	\$621
11	\$87	\$184	\$212	\$136	\$619
12	\$93	\$179	\$212	\$138	\$622
13	\$99	\$173	\$212	\$138	\$622
14	\$105	\$167	\$212	\$138	\$622
15	\$105	\$160	\$212	\$138	\$616
16	\$111	\$153	\$212	\$138	\$615
17	\$118	\$146	\$212	\$138	\$615
18	\$124	\$139	\$212	\$138	\$614
19	\$130	\$131	\$212	\$138	\$612
20	\$136	\$123	\$212	\$138	\$610
21	\$142	\$115	\$212	\$138	\$608
22	\$155	\$106	\$212	\$138	\$611
23	\$161	\$96	\$212	\$138	\$608
24	\$167	\$86	\$212	\$138	\$604
25	\$179	\$76	\$212	\$138	\$606
26	\$186	\$64	\$212	\$138	\$601
27	\$198	\$53	\$212	\$138	\$601
28	\$204	\$40	\$212	\$138	\$595
29	\$216	\$28	\$212	\$138	\$595
30	\$225	\$14	\$212	\$138	\$590
<b>Total</b>	<b>\$3,627</b>	<b>\$4,328</b>	<b>\$6,368</b>	<b>\$3,985</b>	<b>\$18,307</b>

1 - The interest is calculated using an estimated interest rate of 6.26% for years 1 through 5 and an interest rate of 6.26% thereafter.

2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

**Appendix H-2**  
**Phase #3 Assessment Roll Summary**

<b>Parcel ID</b>	<b>Block #</b>	<b>Lot #</b>	<b>Lot Size</b>	<b>Equivalent Units</b>	<b>Outstanding Assessment</b>
TBD	9	1	65'	0.93	\$4,269.40
TBD	9	2	60'	0.86	\$3,948.05
TBD	9	3	65'	0.93	\$4,269.40
TBD	9	4	60'	0.86	\$3,948.05
TBD	9	5	65'	0.93	\$4,269.40
TBD	9	6	60'	0.86	\$3,948.05
TBD	9	7	65'	0.93	\$4,269.40
TBD	9	8	60'	0.86	\$3,948.05
TBD	9	9	60'	0.86	\$3,948.05
TBD	9	10	60'	0.86	\$3,948.05
TBD	9	11	65'	0.93	\$4,269.40
TBD	9	12	60'	0.86	\$3,948.05
TBD	9	13	65'	0.93	\$4,269.40
TBD	9	14	60'	0.86	\$3,948.05
TBD	9	15	65'	0.93	\$4,269.40
TBD	9	16	55'	0.79	\$3,626.70
TBD	9	17	60'	0.86	\$3,948.05
TBD	9	18	60'	0.86	\$3,948.05
TBD	9	19	55'	0.79	\$3,626.70
TBD	9	20	60'	0.86	\$3,948.05
TBD	9	21	55'	0.79	\$3,626.70
TBD	9	22	60'	0.86	\$3,948.05
TBD	9	23	55'	0.79	\$3,626.70
TBD	9	24	60'	0.86	\$3,948.05
TBD	9	25	60'	0.86	\$3,948.05
TBD	9	26	60'	0.86	\$3,948.05
TBD	9	27	55'	0.79	\$3,626.70
TBD	9	28	60'	0.86	\$3,948.05
TBD	9	29	60'	0.86	\$3,948.05
TBD	9	30	60'	0.86	\$3,948.05
TBD	9	31	55'	0.79	\$3,626.70
TBD	9	32	60'	0.86	\$3,948.05
TBD	9	33	60'	0.86	\$3,948.05
TBD	9	34	55'	0.79	\$3,626.70
TBD	9	35	60'	0.86	\$3,948.05
TBD	9	36	60'	0.86	\$3,948.05
TBD	9	37	55'	0.79	\$3,626.70
TBD	9	38	55'	0.79	\$3,626.70
TBD	9	39	60'	0.86	\$3,948.05
TBD	9	40	60'	0.86	\$3,948.05

**Appendix H-2**  
**Phase #3 Assessment Roll Summary**

<b>Parcel ID</b>	<b>Block #</b>	<b>Lot #</b>	<b>Lot Size</b>	<b>Equivalent Units</b>	<b>Outstanding Assessment</b>
TBD	9	41	60'	0.86	\$3,948.05
TBD	9	42	60'	0.86	\$3,948.05
TBD	9	43	55'	0.79	\$3,626.70
TBD	9	Common Area	Common Area	0.00	\$0.00
TBD	9	Common Area	Common Area	0.00	\$0.00
TBD	9	Common Area	Common Area	0.00	\$0.00
TBD	10	1	65'	0.93	\$4,269.40
TBD	10	2	60'	0.86	\$3,948.05
TBD	10	3	60'	0.86	\$3,948.05
TBD	10	4	65'	0.93	\$4,269.40
TBD	10	5	60'	0.86	\$3,948.05
TBD	10	6	60'	0.86	\$3,948.05
TBD	10	7	60'	0.86	\$3,948.05
TBD	10	8	60'	0.86	\$3,948.05
TBD	10	9	60'	0.86	\$3,948.05
TBD	10	10	65'	0.93	\$4,269.40
TBD	10	11	60'	0.86	\$3,948.05
TBD	10	12	65'	0.93	\$4,269.40
TBD	10	13	60'	0.86	\$3,948.05
TBD	10	14	60'	0.86	\$3,948.05
TBD	10	15	60'	0.86	\$3,948.05
TBD	10	16	60'	0.86	\$3,948.05
TBD	10	17	55'	0.79	\$3,626.70
TBD	10	18	60'	0.86	\$3,948.05
TBD	10	19	55'	0.79	\$3,626.70
TBD	10	20	55'	0.79	\$3,626.70
TBD	10	21	55'	0.79	\$3,626.70
TBD	10	22	55'	0.79	\$3,626.70
TBD	10	23	60'	0.86	\$3,948.05
TBD	10	24	55'	0.79	\$3,626.70
TBD	10	25	65'	0.93	\$4,269.40
TBD	10	26	60'	0.86	\$3,948.05
TBD	10	27	60'	0.86	\$3,948.05
TBD	10	28	60'	0.86	\$3,948.05
TBD	10	29	65'	0.93	\$4,269.40
TBD	10	30	60'	0.86	\$3,948.05
TBD	10	31	60'	0.86	\$3,948.05
TBD	10	32	65'	0.93	\$4,269.40
TBD	10	Park Area	Park Area	0.00	\$0.00
TBD	10	Common Area	Common Area	0.00	\$0.00

**Appendix H-2**  
**Phase #3 Assessment Roll Summary**

<b>Parcel ID</b>	<b>Block #</b>	<b>Lot #</b>	<b>Lot Size</b>	<b>Equivalent Units</b>	<b>Outstanding Assessment</b>
TBD	11	1	60'	0.86	\$3,948.05
TBD	11	2	60'	0.86	\$3,948.05
TBD	11	3	60'	0.86	\$3,948.05
TBD	11	4	60'	0.86	\$3,948.05
TBD	11	5	60'	0.86	\$3,948.05
TBD	11	6	60'	0.86	\$3,948.05
TBD	11	7	60'	0.86	\$3,948.05
TBD	11	8	60'	0.86	\$3,948.05
TBD	11	9	60'	0.86	\$3,948.05
TBD	11	10	60'	0.86	\$3,948.05
TBD	11	11	55'	0.79	\$3,626.70
TBD	11	12	60'	0.86	\$3,948.05
TBD	11	13	60'	0.86	\$3,948.05
TBD	11	14	55'	0.79	\$3,626.70
TBD	11	15	60'	0.86	\$3,948.05
TBD	11	16	60'	0.86	\$3,948.05
TBD	11	17	55'	0.79	\$3,626.70
TBD	11	18	55'	0.79	\$3,626.70
TBD	11	19	60'	0.86	\$3,948.05
TBD	11	20	60'	0.86	\$3,948.05
TBD	11	21	55'	0.79	\$3,626.70
TBD	12	1	60'	0.86	\$3,948.05
TBD	12	2	55'	0.79	\$3,626.70
TBD	12	3	60'	0.86	\$3,948.05
TBD	12	4	55'	0.79	\$3,626.70
TBD	12	5	55'	0.79	\$3,626.70
TBD	12	6	60'	0.86	\$3,948.05
TBD	12	7	60'	0.86	\$3,948.05
TBD	12	8	55'	0.79	\$3,626.70
TBD	12	9	60'	0.86	\$3,948.05
TBD	12	10	60'	0.86	\$3,948.05
TBD	12	11	60'	0.86	\$3,948.05
TBD	12	12	60'	0.86	\$3,948.05
TBD	12	13	60'	0.86	\$3,948.05
TBD	12	14	60'	0.86	\$3,948.05
TBD	12	15	65'	0.93	\$4,269.40
TBD	12	16	65'	0.93	\$4,269.40
TBD	12	17	65'	0.93	\$4,269.40
TBD	12	18	65'	0.93	\$4,269.40
TBD	12	19	60'	0.86	\$3,948.05



**Appendix H-2**  
**Phase #3 Assessment Roll Summary**

<b>Parcel ID</b>	<b>Block #</b>	<b>Lot #</b>	<b>Lot Size</b>	<b>Equivalent Units</b>	<b>Outstanding Assessment</b>
TBD	12	Common Area	Common Area	0.00	\$0.00
TBD	12	Park Area	Park Area	0.00	\$0.00
TBD	13	1	60'	0.86	\$3,948.05
TBD	13	2	65'	0.93	\$4,269.40
TBD	13	3	60'	0.86	\$3,948.05
TBD	13	4	60'	0.86	\$3,948.05
TBD	13	5	65'	0.93	\$4,269.40
TBD	13	6	60'	0.86	\$3,948.05
TBD	13	7	60'	0.86	\$3,948.05
TBD	13	8	60'	0.86	\$3,948.05
TBD	13	9	60'	0.86	\$3,948.05
TBD	13	10	60'	0.86	\$3,948.05
TBD	13	11	60'	0.86	\$3,948.05
TBD	13	12	65'	0.93	\$4,269.40
TBD	13	13	65'	0.93	\$4,269.40
TBD	13	14	65'	0.93	\$4,269.40
TBD	13	15	65'	0.93	\$4,269.40
TBD	13	16	65'	0.93	\$4,269.40
TBD	13	17	65'	0.93	\$4,269.40
TBD	13	18	65'	0.93	\$4,269.40
TBD	13	19	65'	0.93	\$4,269.40
TBD	13	20	65'	0.93	\$4,269.40
TBD	13	21	65'	0.93	\$4,269.40
TBD	13	22	60'	0.86	\$3,948.05
TBD	13	Park Area	Park Area	0.00	\$0.00
TBD	14	1	60'	0.86	\$3,948.05
TBD	14	2	60'	0.86	\$3,948.05
TBD	15	1	70'	1.00	\$4,590.75
TBD	15	2	65'	0.93	\$4,269.40
TBD	15	3	70'	1.00	\$4,590.75
TBD	15	4	65'	0.93	\$4,269.40
TBD	15	5	70'	1.00	\$4,590.75
TBD	15	6	60'	0.86	\$3,948.05
TBD	15	7	55'	0.79	\$3,626.70
TBD	15	8	60'	0.86	\$3,948.05
TBD	15	9	60'	0.86	\$3,948.05
TBD	15	10	55'	0.79	\$3,626.70
TBD	15	11	60'	0.86	\$3,948.05
TBD	15	12	55'	0.79	\$3,626.70
TBD	15	13	60'	0.86	\$3,948.05

**Appendix H-2**  
**Phase #3 Assessment Roll Summary**

<b>Parcel ID</b>	<b>Block #</b>	<b>Lot #</b>	<b>Lot Size</b>	<b>Equivalent Units</b>	<b>Outstanding Assessment</b>
TBD	15	Common Area	Common Area	0.00	\$0.00
TBD	15	Park Area	Park Area	0.00	\$0.00
Total		152		131.42	\$603,316.91

