

Kaufman County
Laura Hughes
County Clerk

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STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Torres, Deputy

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4/2/2025

ORDINANCE NO. 80-26

INST # 2026-0008471

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAK RIDGE, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND AN ASSESSMENT ROLL FOR OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 (“PID NO. 2”); LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PID No. 2; PROVIDING FOR ASSESSMENTS TO BE PAID OVER A PERIOD OF TIME IN ACCORDANCE WITH THE PUBLIC IMPROVEMENT DISTRICT ASSESSMENT ACT; SPECIFYING THE METHOD AND THE AMOUNT OF PAYMENT; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

RECITALS

WHEREAS, a petition was submitted to the governing body of the City of Oak Ridge, Texas (the “Municipality”), pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Act (the “Act”), requesting the creation of a public improvement district to be known as Oak Ridge Public Improvement District No. 2 (“PID No. 2”) encompassing certain lands located within the corporate limits of the Municipality; and

WHEREAS, the petition contained the signatures of owners of property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment within PID No. 2, as determined by the current roll of the Kaufman County Appraisal District, and the signatures of property owners who own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable property that is liable for assessment by P.I.D No. 2; and

WHEREAS, the governing body of the Municipality conducted a hearing on the advisability of creating PID No. 2 on the 27th day of February, 2023, after giving notice of the hearing in accordance with the requirements of the Act; and

WHEREAS, on the 27th day of February, 2023, the governing body of the Municipality passed and approved Resolution No. 23-001 making certain findings in connection with PID No. 2, relating to the advisability of improvements and services, the nature of the improvements and services, the estimated cost of the improvements and services, the boundaries of PID No. 2, the method of assessment and the apportionment of costs between PID No. 2 and the Municipality, authorizing and creating PID No. 2, and authorizing the filing of said Resolution creating PID No. 2 with the Kaufman County Clerk; and

WHEREAS, on the 23rd day of February, 2026, the governing body of the Municipality directed that the Proposed Assessment Roll of the PID No. 2 be filed with the Secretary of the governing body of the Municipality for public inspection as required by the Act, directed that a hearing to be held on the 23rd day of March, 2026, at 6:00 p.m. at which the governing body of the Municipality would consider approving the Service and Assessment Plan (as defined herein) and the Assessment Roll of the PID No. 2, respectively, and assessing assessments payable at the time and at the rate and in the amount proposed in the Service and Assessment Plan against each parcel of property in PID No. 2, as set forth in the Assessment Roll, and directed the

Secretary of the governing body of the Municipality to give notice of the hearing in the manner required by the Act; and

WHEREAS, the governing body of the Municipality conducted the hearing at 6:00 p.m. on the 23rd day of March, 2026, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Preliminary Service and Assessment Plan, the Proposed Assessment Roll, and each proposed assessment, and offer testimony pertinent to any issue presented on the amount of the assessment, purpose of the assessment, special benefit of the assessment, and the penalties and interest on annual installments and on delinquent annual installments of the assessment; and

WHEREAS, several persons appeared in support of the Preliminary Service and Assessment Plan, and the levy of assessments as proposed in the Proposed Assessment Roll, including a representative of the owner of all the land located within PID No. 2; and

WHEREAS, based on the evidence, information, and testimony provided to the City Council, the City Council has found and determined that the property described in the Proposed Assessment Roll to be subject to the City's levy of assessments (the "Assessed Property") will be specially benefited by the public improvement projects approved by the City Council and identified as the "Authorized Improvements" as set forth in the Service and Assessment Plan; and

WHEREAS, based on the evidence, information, and testimony provided to the City Council, the City Council has further found and determined: (i) that the method of apportioning the cost of the Authorized Improvements against the Assessed Property and the real and true owners thereof as set forth in the Service and Assessment Plan is just and equitable; (ii) that such method of apportioning the cost will produce substantial equality considering the benefits to be received by and the burdens imposed on the Assessed Property; and (iii) that the assessments levied and charges declared against the Assessed Property and the real and true owners thereof as set forth in the Service and Assessment Plan are just and equitable; and

WHEREAS, after closing the public hearing on the 23rd day of March, 2026, and after considering all evidence, information, and testimony provided to the City Council, and taking into consideration the fact that there were no written or oral objections to the proposed assessments, and further taking into consideration that the owners of 100% of the property liable for assessment consented to the proposed assessments, the governing body of the Municipality finds and determines that the Service and Assessment Plan should be approved and the assessments which should be levied as provided in the Assessment Roll;

WHEREAS, the governing body of the Municipality, after considering all evidence presented at the hearing, both written and documentary, and all written comments and statements filed with the Municipality, passed and adopted this Ordinance.

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

Section 1. Findings.

That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 2. Exhibits.

The exhibits attached to this Ordinance are incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 3. Assessment Plan.

The Service and Assessment Plan, in the form attached as Exhibit "A" (the "Service and Assessment Plan") is hereby approved as the Service and Assessment Plan for PID No. 2.

Section 4. Assessment Roll.

The Assessment Roll attached as Exhibit "A-1" to the Service and Assessment Plan is hereby approved as the Assessment Roll of PID No. 2 ("Plan").

Section 5. Levy of Assessments.

There is hereby levied by the Municipality an assessment on all of the benefitted property within PID No. 2 in the amount of \$52,685.84 per lot (the "Assessment"), which Assessment shall be effective on the date of, and strictly in accordance with the terms of, this Ordinance levying assessments. Each Assessment may be paid immediately or in periodic annual installments (the "Annual Installment") over a period of time. Each Assessment shall bear interest at the rate of 7.10% per annum from January 1, 2027 until paid at the rate calculated on the basis of a 360 day year of twelve 30-day months. Each Annual Installment, together with the interest on the unpaid amount of an Assessment, shall be due on the 1st day of October of each year (the "Installment Payment Date") with the first Annual Installment being due on the 1st day of October, 2027, and each subsequent annual Installment being due on the 1st day of October of each year thereafter with the final Annual Installment due as provided in the Plan. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the year following the year such annual Installment is due (the "Delinquency Date"). The principal amount of the Assessment is shown in Exhibit "A-2" to the Service and Assessment Plan.

Section 6. Lien For Collection Of Assessments.

The Assessments together with interest, penalties, and expense of collection and reasonable attorney's fees, as permitted by the Act, shall be a first and prior lien against the property assessed, superior to all other liens and claims, except liens or claims for state, county, school district, or municipal ad valorem taxes, and shall be a personal liability of and charge against the owner of the property regardless of whether the owners are named. The lien for Assessments and each installment thereof and penalties and interest is effective from the date of this Ordinance until the Assessments are paid or until all Bonds are finally paid, and shall be enforced by the Municipality in the manner provided by the Texas Tax Act for collecting ad valorem taxes on real property.

Section 7. Applicability Of Tax Act.

To the extent not inconsistent with this Ordinance, and not inconsistent with Chapter 372 of the Act or the other laws governing public improvement districts, the provisions of the Texas Tax Act shall be applicable to the imposition and collection of Assessments by the Municipality.

Section 8. No Acceleration Of Installments.

Failure to pay an Annual Installment when due shall not accelerate the payment of the remaining Annual Installments of the Improvement Assessments and such remaining Annual Installments (together with interest thereon) shall continue to be due and payable at the same time and in the same amount and manner as if such default had not occurred.

Section 9. Lien Survives Foreclosure.

Any sale of property for nonpayment of an Annual Installment or Annual Installments of an Assessment shall be subject to the lien established for the remaining unpaid Annual Installments of the Assessment against such property and such property may again be sold at a foreclosure sale if the purchaser thereof fails to make timely payment of the nondelinquent Annual Installments of an Assessment against such property as they become due and payable pursuant to the terms of this Assessment Ordinance and the Ordinance authorizing the issuance of any Bonds.

Section 10. Severability.

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

Section 11. Filing and Posting of Ordinance.

The City Council hereby authorizes and directs the City Secretary, on or before March 31, 2026, in accordance with the Act, to file a copy of this Ordinance containing the Service and Assessment Plan attached hereto as Exhibit "A" with the county clerk of each county in which all or part of PID No. 2 is located and to post a copy of this Ordinance containing the Service and Assessment Plan on the Internet website maintained or used by the Municipality for the purposes of Section 26.18, Tax Code.

Section 12. Effective Date.

This Ordinance shall take effect on March 23, 2026.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF OAK RIDGE, TEXAS, BY A VOTE OF 5 TO 0 ON THIS THE 23rd DAY OF MARCH, 2026.

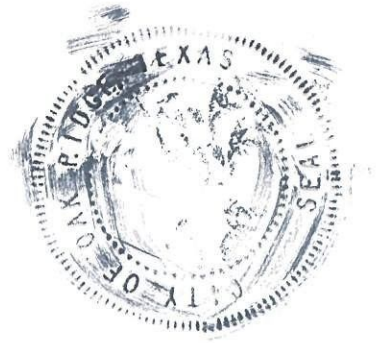
CITY OF OAK RIDGE



PAUL HULLAR, MAYOR

ATTEST:

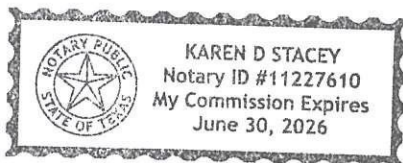

KAREN STACEY, CITY SECRETARY



STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me this 23rd day of March, 2026, by Paul Hullar, Mayor of the City of Oak Ridge, Texas.

(NOTARY PUBLIC)




Notary Public, State of Texas

EXHIBIT "A"
SERVICE AND ASSESSMENT PLAN

CITY OF OAK RIDGE
OAK RIDGE
PUBLIC IMPROVEMENT DISTRICT NO. 2

SERVICE AND ASSESSMENT PLAN

MARCH 23, 2026

PREPARED FOR:
City of Oak Ridge
8450 N. State Highway 34
Oak Ridge, TX 75161

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008
858.386.4600



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EXHIBITS

- Exhibit A Assessment Roll
- Exhibit B Metes and Bounds Description of PID Boundary
- Exhibit C Final Plats
- Exhibit D Form of PID Disclosure Notice

I. Introduction



This Service and Assessment Plan is prepared pursuant to the provisions of the Public Improvement District Assessment Act, codified at Chapter 372 of the Texas Local Government Code, as amended (the "PID Act") and in connection with City of Oak Ridge Resolution No. 23-001 passed and approved by the City Council on February 27, 2023 authorizing the formation of the OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 (hereinafter known as the "District," "PID" or "Oak Ridge PID No. 2").

Pursuant to the PID Act, this Service and Assessment Plan contains the following:

- Improvement Plan;
- Service Plan; and
- Assessment Plan and Assessment Roll.

In accordance with the PID Act, the Administrator will prepare an annual update to the Service and Assessment Plan (the "Annual Service Plan Update") and submit it to the City Council for approval along with an updated Assessment Roll.

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in Section II unless otherwise defined herein.

II. Defined Terms



"Administrative Expenses" means the actual or reasonably estimated costs permitted in accordance with the PID Act related to the expense of collection of Assessments and/or Annual Installments, including, but not limited to, the following: the costs of computing the Annual Installments (whether by the City or designee thereof or both); the costs of collecting the Assessments and/or Annual Installments (whether by the County, City, or otherwise); the costs of remitting the Assessments and/or Annual Installments to the City or other applicable financial institution; the costs of the County, City, Administrator, and/or other applicable financial institution, including legal counsel and all associated fees and related expenses, in the discharge of their duties in respect to the PID; and the costs of the City or designee in complying with the disclosure requirements of the PID Act and/or other applicable federal and state laws, including, but not limited to, public inquiries regarding the Assessments and/or Annual Installments. Administrative Expenses shall also include amounts incurred or advanced by the City for any administrative purpose of the PID including, but not limited to, the costs of preparing the Annual Service Plan Update, including the updated Assessment Roll, computing Assessment payoff amounts, recording of any notices related to the payoff, discharge or satisfaction of any Assessment; and the reasonable fees and related expenses of legal counsel to the City incurred in connection with all of the foregoing.

"Administrator" means an employee or designee of the City who shall have the responsibilities provided in this Service and Assessment Plan or any other agreement or document approved by the City related to the duties and responsibilities for the administration of the PID.

"Annual Installment" means the annual installment on the Assessment, including the annual installment of interest and principal and Administrative Expenses.

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

"Assessed Property" means any and all Parcels within the PID that benefit from the Authorized Improvements, against which an Assessment is levied.

"Assessment" means the special assessment levied on each Parcel pursuant to the Assessment Ordinance, as may be reapportioned pursuant to the provisions herein and as shown on the Assessment Roll, to pay for the PID's share of the Authorized Improvements and associated costs.

"Assessment Ordinance" means the Assessment Ordinance anticipated to be approved by the City Council on March 23, 2026, as amended.

"Assessment Roll" means the Assessment Roll attached hereto as Appendix A, as may be 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 financing of the Authorized Improvements or in connection with any Annual Service Plan Update.

"Authorized Improvements" means the improvements described in Section IV herein and authorized by Section 372.003 of the PID Act.

II. Defined Terms



"Authorized Improvements Cost" means the actual cost of design, engineering, construction, acquisition, and/or inspection of the Authorized Improvements, along with the Administrative Expenses associated therewith.

"Bond Buyer Revenue Index" means the weekly 25-Bond Revenue Index published by the Bond Buyer.

"Budgeted Authorized Improvements Cost" means the estimated cost of design, engineering, construction, acquisition, and/or inspection of the Authorized Improvements, along with the Administrative Expenses associated therewith, as set forth in Section V herein.

"Budgeted Non-PID Improvements Cost" means the estimated cost of design, engineering, construction, acquisition, and/or inspection of the Non-PID Improvements as set forth in Section V herein.

"City" means the City of Oak Ridge, a general-law municipality in Kaufman County, Texas.

"City Council" means the governing body of the City.

"County" means Kaufman County, Texas.

"Delinquent Collection Costs" means interest, penalties and fees and expenses incurred or imposed with respect to any delinquent Annual Installments in accordance with §372.018(f) of the PID Act and the costs related to pursuing collection of a delinquent Assessment and/or Annual Installment and foreclosing the lien against the Parcel for which an Assessment and/or Annual Installment is delinquent, including attorneys' fees to the extent permitted under Texas law.

"Final Plats" means the Final Plat Oak Valley South Phase 1 and Final Plat Oak Valley South Phase 2 attached hereto as Exhibit C.

"Lot" means for any portion of the Property for which a subdivision plat has been recorded in the official real property records of the County, a tract of land described as a "lot" in such subdivision plat.

"Lot Type" means the classification applicable to each prospective or actual single-family lot as determined by the Administrator and confirmed by the City Council. All single-family lots within the PID will be a minimum of 30,000 square feet in size and designated as Lot Type 1.

"Mandatory Assessment Prepayment" means a mandatory prepayment of an Assessment or Assessments pursuant to Section VI herein.

"Non-Benefited Property" means Parcels or Lots that accrue no special benefit from the Authorized Improvements, including but not limited to property encumbered with a public utility easement that restricts the use of such property to such easement.

"Non-PID Improvements" means the Non-PID improvements described in Section IV herein.

II. Defined Terms



"Non-PID Improvements Cost" means the actual cost of design, engineering, construction, acquisition, and/or inspection of the Non-PID Improvements, along with the Administrative Expenses associated therewith.

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of the PID to which an account number is assigned by the Kaufman Central Appraisal District and/or Kaufman County Tax Assessor-Collector for property tax purposes.

"Service and Assessment Plan" or "SAP" means this Service and Assessment Plan, including the Assessment Roll, as may be updated in an Annual Service Plan Update or amended and supplemented from time to time.

"Prepayment Costs" means interest, Administrative Expenses, and any applicable Delinquent Collection Costs 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 all or part of an Assessment.

"Property" means the approximately 176.99 acres of land described in Exhibit B.

"Public Property" means real property located within the PID and owned by or irrevocably offered and/or dedicated to the federal government, the State of Texas, the County, the City, the Kaufman Independent School District, the Terrell Independent School District, or any other political subdivision of the State of Texas or other public agency.

III. PID Boundary and Description



The PID consists of 176.99 acres and two (2) Final Plats which are anticipated to include one hundred sixteen (116) single-family residential lots. A metes and bounds description of the PID and the Final Plats are attached as Exhibits B and C, respectively.

IV. Improvement Plan



The Authorized Improvements and Non-PID Improvements are described below.

A. Authorized Improvements

The Authorized Improvements consist of certain on-site and off-site infrastructure necessary for the development of and benefiting the Assessed Property and include, but are not limited to, the following:

- Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, barricades, traffic control, and staking. All related earthwork, excavation, grading, erosion control, intersections, signage, striping, platting, and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within the entire PID;
- Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control, manholes, platting, staking, and all necessary appurtenances required to provide storm drainage for all Lots within the entire PID;
- North Kaufman Water Supply Corporation on-site water improvements, including, but not limited to, water lines, valves, water service connections, testing, fire hydrants, mobilization, and bonds and all necessary appurtenances required to provide water service to all Lots within the entire PID;
- Soft costs related to designing, constructing, and installing the Authorized Improvements including all related land planning and design, City fees, inspection fees, engineering, soil testing, material testing, survey, construction management, contingency, legal fees, and consultants; and
- Contingency.

B. Non-PID Improvements

The Non-PID Improvements include, but are not limited to, the off-site booster pump station improvements and the off-site water lines, retaining walls, hardscape, streetlights, conduit for electric, mail boxes; lot excavation and erosion control; and engineering, testing, and inspection related to the foregoing.

V. Service Plan



Pursuant to Section 372.013 of the PID Act, an ongoing service plan defining annual indebtedness and the projected costs for improvements must be submitted to the City Council for review and approval. The service plan must cover a period of at least five (5) years and be updated annually. Improvements authorized under the PID Act are set forth in Section 372.003 and may include the expenses incurred in the establishment, administration, and operation of the PID.

A. Projected Costs for Improvements and Indebtedness

The sources and uses of funds for the Authorized Improvements and Non-PID Improvements, including costs incurred in connection with the establishment, administration, and operation of the PID and the financing of the Authorized Improvements, and the principal amount of indebtedness, or the Assessments, are summarized in Table V-1 below. Table V-2 on the following page includes additional detail for the Authorized Improvements and Non-PID Improvements.

TABLE V-1			
CITY OF OAK RIDGE			
OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2			
SOURCES AND USES OF FUNDS			
DESCRIPTION	AUTHORIZED IMPROVEMENTS	NON-PID IMPROVEMENTS	TOTAL
SOURCE OF FUNDS			
ASSESSMENTS	\$6,111,557	\$0	\$6,111,557
DEVELOPER CONTRIBUTION	\$1,937,090	\$3,040,638	\$4,977,728
TOTAL SOURCES OF FUNDS	\$8,048,647	\$3,040,638	\$11,089,285
USES OF FUNDS			
AUTHORIZED IMPROVEMENTS	\$8,048,647	\$0	\$8,048,647
NON-PID IMPROVEMENTS	\$0	\$3,040,638	\$3,040,638
TOTAL USES OF FUNDS	\$8,048,647	\$3,040,638	\$11,089,285

TABLE V-2 CITY OF OAK RIDGE OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 BUDGETED AUTHORIZED IMPROVEMENTS COST AND BUDGETED NON-PID IMPROVEMENTS COST			
IMPROVEMENTS	BUDGETED AUTHORIZED IMPROVEMENTS COSTS	BUDGETED NON-PID IMPROVEMENTS COST	TOTAL
Hard Costs			
On-Site			
Earthwork	\$485,770	\$1,041,701	\$1,527,472
Erosion Control	\$128,241	\$0	\$128,241
Retaining Walls	\$0	\$55,408	\$55,408
Water	\$1,308,325	\$0	\$1,308,325
Drainage	\$2,468,355	\$0	\$2,468,355
Hardscape	\$0	\$75,000	\$75,000
Streetlights	\$0	\$711,275	\$711,275
Paving	\$2,088,034	\$0	\$2,088,034
Off-Site			
Water Line to Water Tower	\$0	\$137,340	\$137,340
Water Line in Abner Road	\$0	\$192,003	\$192,003
Pump Station Improvements	\$0	\$230,803	\$230,803
Soft Costs			
Inspection	\$155,843	\$42,226	\$198,069
Surveying	\$162,318	\$0	\$162,318
Engineering	\$276,600	\$254,861	\$531,461
Testing/Reports	\$243,516	\$0	\$243,516
Mail Boxes	\$0	\$23,600	\$23,600
Contingency	\$731,644	\$276,422	\$1,008,066
TOTAL COSTS	\$8,048,647	\$3,040,638	\$11,089,285
ASSESSMENT	\$6,111,557		

B. Annual Indebtedness

As shown in Table V-2, the principal amount of the Assessments is \$6,111,557. The aggregate Annual Installments are shown for the five-year period commencing with the tax year 2027 in Table V-3 on the following page.



TABLE V-3 CITY OF OAK RIDGE OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 AGGREGATE ANNUAL INSTALLMENTS					
TAX YEAR	PRINCIPAL	INTEREST	PRINCIPAL + INTEREST	ADMINISTRATIVE EXPENSES	TOTAL
2027	\$68,079	\$433,921	\$502,000	\$20,000	\$522,000
2028	\$72,513	\$429,087	\$501,600	\$20,400	\$522,000
2029	\$77,254	\$423,939	\$501,192	\$20,808	\$522,000
2030	\$82,322	\$418,454	\$500,776	\$21,224	\$522,000
2031	\$87,743	\$412,609	\$500,351	\$21,649	\$522,000
Total	\$387,911	\$2,118,008	\$2,505,919	\$104,081	\$2,610,000

VI. Assessment Plan



Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the City Council, 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 properties similarly benefitted. Furthermore, Section 372.015 of the PID Act provides that the City Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by the developed Lots from the Authorized Improvements, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the City Council apportions costs in a manner that results in equal shares allocated to Parcels similarly benefitted. The determination by the City Council of the assessment methodology set forth herein 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 of Parcels.

A. Allocation of Budgeted Authorized Improvements Cost to PID

The Authorized Improvements are comprised of infrastructure improvements that are required to develop and designed specifically to serve the Lots within the PID. Therefore, the Assessed Property receives a direct and special benefit from the Authorized Improvements, and as shown previously, this benefit is equal to or greater than the amount assessed.

B. Assessment Methodology

Given that all of the residential Lots within the PID will be a minimum of 30,000 square feet in size, the City Council has determined to allocate the PID's share of the Budgeted Authorized Improvements Cost, and therefore the Assessments as well, equally to each Lot of Assessed Property which results in imposing equal shares of the Budgeted Authorized Improvements Cost on properties similarly benefitted. The allocation of the Budgeted Authorized Improvements Cost, Assessments, and the estimated Annual Installment applicable to each Lot is shown in Table VI-1 on the following page.



TABLE VI-1					
CITY OF OAK RIDGE					
OAK RIDGE PUBLIC IMPROVEMENT DISTRICT No. 2					
ALLOCATION OF BUDGETED AUTHORIZED IMPROVEMENTS COST AND ASSESSMENTS					
LOT TYPE	LOTS	BUDGETED AUTHORIZED IMPROVEMENTS COST	ASSESSMENT	ASSESSMENT PER LOT	AVERAGE ANNUAL INSTALLMENT PER LOT
Lot Type 1	116	\$8,048,646.84	\$6,111,557.19	\$52,685.84	\$4,500.00

C. Assessment Terms

A lien will be established against the Assessed Property effective as of the date of the Assessment Ordinance levying the Assessment, privileged above all other liens, except for liens for State, county, school district or municipal ad valorem taxes, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the PID Act. The Assessments shall be imposed and may be collected in Annual Installments from real property within the PID through the application of the procedures described below. Notwithstanding the above, the Assessment lien shall be perfected immediately as to the entire Assessment on each Parcel in the PID but is executed only with respect to the amounts then due or past due for current or prior Annual Installments or final payment. Each Assessment shall terminate on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any.

1. Assessment Roll

The Assessment for each Parcel on which an Assessment is levied shall be as shown in the Assessment Roll attached hereto as Appendix A. The aggregate principal amount of the Assessments is \$6,111,557.19. which is less than the benefit received by the Parcels on which Assessments are levied as shown in Table VI-2 below.

TABLE VI-2	
CITY OF OAK RIDGE	
OAK RIDGE PUBLIC IMPROVEMENT DISTRICT No. 2	
SPECIAL BENEFIT SUMMARY	
SPECIAL BENEFIT DESCRIPTION	AMOUNT
BUDGETED AUTHORIZED IMPROVEMENTS COST	\$8,048,646.84
ASSESSMENTS	\$6,111,557.19
EXCESS BENEFIT	\$1,937,089.65

The Administrator shall prepare for City Council approval updates to the Assessment Roll each year to reflect (i) the payment of any Assessment in lump sum, (ii) any subdivision and/or consolidation of Parcels, (iii) the identification of each Parcel on which Assessments are levied, (iv) the Assessments and/or any supplemental Assessments pursuant to Section 372.019 of the PID Act, including any adjustments as provided in this Service and Assessment Plan, (v) the Administrative Expenses allocable to each Parcel, and (vi) any other changes permitted by law. While the Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year, any such revision shall not be the result of an increase in the Assessments and/or Administrative Expenses (i) except as authorized under this Service and Assessment Plan and (ii) without compliance with the proper notice and hearing requirements of the PID Act.

2. Apportionment of Assessment Upon Subdivision

Upon the duly approved subdivision of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision in accordance with the following formula:

$$A = S \times (L / T)$$

"A" means the allocated Assessment for a new Parcel.

"S" means the Assessment for the subdivided Parcel.

"L" means the Assessment for the Lot Type or sum of the Assessments for the Lot Types, as applicable, for the new Parcel created by the subdivision.

"T" means the total or sum of the Assessments for all new Parcels created by the subdivision based on the Lot Type or number of prospective Lots and Lot Types applicable to such new Parcels.

If the reallocation of the Assessment for the subdivided Parcel results in an Assessment for a new Parcel created by the subdivision that exceeds the Assessment or sum of Assessments for the applicable Lot Type or Lot Types for such Parcel, then a Mandatory Assessment Prepayment reflecting the excess Assessment shall be made in the amount calculated pursuant to Section VI.C.5.b below. 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 reallocated Assessment would exceed such amount, a mandatory prepayment of the excess Assessment shall be made in the amount calculated pursuant to Section VI.C.5.b below.

The (i) Lot Type or Lot Types applicable to each new Parcel created by the subdivision and (ii) the number of single-family lots applicable to each new Parcel created by the subdivision shall be determined by reference to the recorded final plat(s) for the Property, the replat of such recorded final plat(s), if applicable, and prior to the recordation of each final plat the Final Plats

VI. Assessment Plan



attached hereto as Exhibit C. The Assessment applicable to each Lot Type shall be determined by reference to Table VI-1.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

3. Apportionment of Assessment Upon Consolidation

Upon the consolidation of one or more Parcels, the Assessment for the resulting new Parcel shall be equal to the sum of the Assessments for the Parcels which were consolidated.

4. Reduction in Assessments

The Assessments shall be reduced if (i) the Authorized Improvements Cost is less, whether due to actual costs being less than Budgeted Authorized Improvements Cost and/or certain of the Authorized Improvements not being undertaken, than the sum of the Budgeted Authorized Improvements Cost plus interest accrued thereon. In such event, the Assessment Roll shall be amended by the City Council to reflect the corresponding reduction in the Assessments and the Annual Installments.

5. Payment and Collection of Assessments

The PID Act provides that an Assessment may be paid in part or in full at any time without penalty. If not paid in full, the PID Act authorizes the District to collect interest and Administrative Expenses on the outstanding Assessments. An Assessment that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Assessment Roll, which include interest on the outstanding balance of such Assessment and Administrative Expenses.

a. Optional Payment in Lump Sum

The Assessment for any Parcel may be paid at any time in part or in full without penalty by paying to the City up to the remaining unpaid principal balance of the applicable Assessment along with Prepayment Costs. In the event of payment of the Assessment in full, credit shall be given for Annual Installment payments received by the City prior to the date of payment of the outstanding Assessment.

Upon the payment of the Assessment in part or in full along with Prepayment Costs, the Assessment for the Parcel shall be reduced by the amount of the payment, the Administrative Expenses shall be reallocated, subject to City Council approval, to the

remaining Parcels on which Assessments are levied based on each such Parcel's outstanding Assessment, the Assessment Roll shall be updated to reflect the payment and any reallocation of Administrative Expenses, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent of the payment made. If the Assessment is paid in full, the City Manager of the City is hereby authorized to sign a release of the Assessment lien for the corresponding Parcel. The form of such release shall be as determined by the City to comply with State law.

b. Mandatory Payment in Lump Sum

A mandatory prepayment of all or a portion, as applicable, of an Assessment (i) may be required pursuant to Section VI.C.2 above and (ii) is required if (a) Assessed Property or a portion thereof will become Non-Benefited Property through a transfer to a party that is exempt from the payment of the Assessment under applicable law or (b) a Parcel or portion thereof on which an Assessment is levied will otherwise become Non-Benefited Property.

Upon determination by the Administrator that a subdivision plat has been approved by the City and before recordation of such plat with the County, the Administrator shall evaluate if a Mandatory Assessment Prepayment is required pursuant to Section VI.C.2 and, if so, shall calculate the amount of the Mandatory Assessment Prepayment, including Prepayment Costs, and provide such Mandatory Assessment Prepayment calculation to the City and to the owner of the property to be or which has been approved for subdivision. The property owner shall pay such Mandatory Assessment Prepayment to the City before recordation of such approved plat; provided, however, such Mandatory Assessment Prepayment shall be paid no later than thirty (30) days after provision of the calculation of the Mandatory Assessment Prepayment amount to the affected property owner.

Similarly, following the earlier of (i) notice to the City and the Administrator by the owner of Assessed Property that all or a portion of such Assessed Property will or has become Non-Benefited Property or (ii) upon determination by the City and/or Administrator of the same, the Administrator shall calculate the amount of the applicable Mandatory Assessment Prepayment, and provide such Mandatory Assessment Prepayment calculation to the City and to the owner of such property. The property owner shall (i) provide notice to the City and the Administrator of any transfer or other act that will result in the reclassification of all or a portion of Assessed Property to Non-Benefited Property at least thirty (30) days prior to the date of such transfer or act. The property owner shall also pay the Mandatory Assessment Prepayment to the City by the later of (i) thirty (30) days after provision of the calculation of the Mandatory Assessment Prepayment amount to the affected property owner or (ii) the date of any transfer or act that results in the reclassification of Assessed Property to Non-Benefited Property. A Mandatory Assessment Prepayment shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

c. Payment in Annual Installments

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council. Such installments must (i) be paid in amounts necessary to retire the indebtedness on the Authorized Improvements financed by the PID and (ii) continue for the period approved by the City Council for the payment of the installments.

The City Council has determined that the Assessments shall be paid in Annual Installments over a thirty (30) year period, as shown in the Assessment Roll, with an interest rate not to exceed five hundred basis points above an index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City Council and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City Council is the Bond Buyer Revenue Index. The City Council has determined that the Assessments shall bear interest at the rate of zero percent (0.00%) until January 1, 2027 and then at the highest rate for the Bond Buyer Revenue Index for February 2026 plus two hundred basis points thereafter. The highest rate for the Bond Buyer Revenue Index during February 2026 was five and ten hundredths percent (5.10%). Therefore, the City Council has determined that the Assessments shall bear interest at a rate of 7.10 %¹ commencing January 1, 2027, and the Annual Installments set forth in Exhibit A are calculated using such rate of interest.

The City or the Kaufman County Tax Assessor-Collector will invoice each owner of a Parcel on which Assessments are levied at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest and Administrative Expenses as provided herein has been paid in full. Failure of an owner to receive an Annual Installment bill shall not relieve the owner of the responsibility for the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act.

The Assessments are personal obligations of the person owning a Parcel on which an Assessment is levied in the year an Annual Installment or Mandatory Assessment Prepayment becomes due, and only to the extent of such Annual Installment(s) and/or Mandatory Assessment Prepayment(s). Any sale of property for nonpayment of the Annual Installment(s) and/or Mandatory Assessment Prepayment(s) shall be subject to the lien

¹ This rate of interest is below the initial maximum allowable rate of interest for the Assessments of 10.10% and is not greater than the maximum allowable rate of interest following the fifth Annual Installment of 7.10%.

VI. Assessment Plan



established for the remaining unpaid Annual Installment(s) against such Parcel and such Parcel 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 Parcel as they become due and payable.

EXHIBIT A

ASSESSMENT ROLL

EXHIBIT A-1

ASSESSMENT ROLL

**OAK RIDGE PUBLIC IMPROVEMENT DISTRICT No. 2
ASSESSMENT ROLL**

PARCEL ID	PLAT	BLOCK	LOT	LOT TYPE	ORIGINAL ASSESSMENT	OUTSTANDING ASSESSMENT
16268	OAK VALLEY SOUTH	E	1	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	E	2	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	E	3	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	E	4	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	E	5	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	E	6	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	E	7	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	E	8	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	B	1	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	B	2	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	B	3	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	B	4	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	B	5	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	B	6	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	B	7	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	B	8	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	1	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	2	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	3	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	4	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	5	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	6	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	7	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	8	LOT TYPE 1	\$35,123.89	\$35,123.89
14172	OAK VALLEY SOUTH	D	9	LOT TYPE 1	\$35,123.89	\$35,123.89
16268	OAK VALLEY SOUTH	D	8	LOT TYPE 1	\$17,561.95	\$17,561.95
16268	OAK VALLEY SOUTH	D	9	LOT TYPE 1	\$17,561.95	\$17,561.95
14172	OAK VALLEY SOUTH	D	10	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	11	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	12	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	13	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	14	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	15	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	D	16	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	1	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	2	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	3	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	4	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	5	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	6	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	7	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	8	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	9	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	H	10	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	1	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	2	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	3	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	4	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	5	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	6	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	7	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	8	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	9	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	10	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	11	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	12	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	13	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	14	LOT TYPE 1	\$52,685.84	\$52,685.84

**OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2
ASSESSMENT ROLL**

PARCEL ID	PLAT	BLOCK	LOT	LOT TYPE	ORIGINAL ASSESSMENT	OUTSTANDING ASSESSMENT
16268	OAK VALLEY SOUTH	G	15	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	G	16	LOT TYPE 1	\$52,685.84	\$52,685.84
215469	OAK VALLEY SOUTH	A	1	LOT TYPE 1	\$52,685.84	\$52,685.84
215469	OAK VALLEY SOUTH	A	2	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	A	3	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	A	4	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	A	5	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	A	6	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	A	7	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	A	8	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	A	9	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	A	10	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	A	11	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	A	12	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	A	13	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	A	14	LOT TYPE 1	\$52,685.84	\$52,685.84
215469	OAK VALLEY SOUTH	C	1	LOT TYPE 1	\$52,685.84	\$52,685.84
215469	OAK VALLEY SOUTH	C	2	LOT TYPE 1	\$52,685.84	\$52,685.84
215469	OAK VALLEY SOUTH	C	3	LOT TYPE 1	\$52,685.84	\$52,685.84
215469	OAK VALLEY SOUTH	C	4	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	C	5	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	C	6	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	C	7	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	C	8	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	C	9	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	C	10	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	C	11	LOT TYPE 1	\$52,685.84	\$52,685.84
14172	OAK VALLEY SOUTH	C	12	LOT TYPE 1	\$21,074.34	\$21,074.34
16268	OAK VALLEY SOUTH	C	12	LOT TYPE 1	\$31,611.50	\$31,611.50
16268	OAK VALLEY SOUTH	C	13	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	C	14	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	C	15	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	1	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	2	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	3	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	4	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	5	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	6	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	7	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	8	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	9	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	10	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	11	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	12	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	13	LOT TYPE 1	\$35,123.89	\$35,123.89
14172	OAK VALLEY SOUTH	F	13	LOT TYPE 1	\$17,561.95	\$17,561.95
16268	OAK VALLEY SOUTH	F	14	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	15	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	16	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	17	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	18	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	19	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	20	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	21	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	22	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	23	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	24	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	25	LOT TYPE 1	\$52,685.84	\$52,685.84

**OAK RIDGE PUBLIC IMPROVEMENT DISTRICT No. 2
ASSESSMENT ROLL**

PARCEL ID	PLAT	BLOCK	LOT	LOT TYPE	ORIGINAL ASSESSMENT	OUTSTANDING ASSESSMENT
16268	OAK VALLEY SOUTH	F	26	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	27	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	28	LOT TYPE 1	\$52,685.84	\$52,685.84
16268	OAK VALLEY SOUTH	F	29	LOT TYPE 1	\$52,685.84	\$52,685.84
					\$6,111,557.19	\$6,111,557.19

EXHIBIT A-2

ANNUAL INSTALLMENTS

OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2

AGGREGATE ANNUAL INSTALLMENTS

TAX YEAR	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2027	\$68,079.44	\$433,920.56	\$20,000.00	\$522,000.00	\$6,043,477.75
2028	\$72,513.08	\$429,086.92	\$20,400.00	\$522,000.00	\$5,970,964.67
2029	\$77,253.51	\$423,938.50	\$20,808.00	\$522,000.01	\$5,893,711.16
2030	\$82,322.35	\$418,453.50	\$21,224.16	\$522,000.01	\$5,811,388.81
2031	\$87,742.75	\$412,608.60	\$21,648.64	\$521,999.99	\$5,723,646.06
2032	\$93,539.52	\$406,378.88	\$22,081.61	\$522,000.01	\$5,630,106.54
2033	\$99,739.20	\$399,737.56	\$22,523.24	\$522,000.00	\$5,530,367.34
2034	\$106,370.22	\$392,656.08	\$22,973.70	\$522,000.00	\$5,423,997.12
2035	\$113,463.03	\$385,103.80	\$23,433.17	\$522,000.00	\$5,310,534.09
2036	\$121,050.25	\$377,047.92	\$23,901.83	\$522,000.00	\$5,189,483.84
2037	\$129,166.78	\$368,453.36	\$24,379.87	\$522,000.01	\$5,060,317.06
2038	\$137,850.02	\$359,282.52	\$24,867.47	\$522,000.01	\$4,922,467.04
2039	\$147,140.02	\$349,495.16	\$25,364.82	\$522,000.00	\$4,775,327.02
2040	\$157,079.66	\$339,048.22	\$25,872.12	\$522,000.00	\$4,618,247.36
2041	\$167,714.88	\$327,895.56	\$26,389.56	\$522,000.00	\$4,450,532.49
2042	\$179,094.84	\$315,987.80	\$26,917.35	\$521,999.99	\$4,271,437.64
2043	\$191,272.23	\$303,272.08	\$27,455.70	\$522,000.01	\$4,080,165.42
2044	\$204,303.45	\$289,691.74	\$28,004.81	\$522,000.00	\$3,875,861.97
2045	\$218,248.89	\$275,186.20	\$28,564.91	\$522,000.00	\$3,657,613.08
2046	\$233,173.26	\$259,690.52	\$29,136.21	\$521,999.99	\$3,424,439.82
2047	\$249,145.84	\$243,135.22	\$29,718.93	\$521,999.99	\$3,175,293.98
2048	\$266,240.82	\$225,445.88	\$30,313.31	\$522,000.01	\$2,909,053.16
2049	\$284,537.65	\$206,542.78	\$30,919.58	\$522,000.01	\$2,624,515.51
2050	\$304,121.43	\$186,340.60	\$31,537.97	\$522,000.00	\$2,320,394.08
2051	\$325,083.29	\$164,747.98	\$32,168.73	\$522,000.00	\$1,995,310.79
2052	\$347,520.83	\$141,667.06	\$32,812.10	\$521,999.99	\$1,647,789.96
2053	\$371,538.57	\$116,993.08	\$33,468.34	\$521,999.99	\$1,276,251.39
2054	\$397,248.44	\$90,613.84	\$34,137.71	\$521,999.99	\$879,002.95
2055	\$424,770.33	\$62,409.20	\$34,820.46	\$521,999.99	\$454,232.61
2056	\$454,232.61	\$32,250.52	\$35,516.87	\$522,000.00	\$0.00
TOTAL	\$6,111,557.19	\$8,737,081.64	\$811,361.17	\$15,660,000.00	

**OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2
OAK VALLEY SOUTH LOT TYPE 1
AGGREGATE ANNUAL INSTALLMENTS**

TAX YEAR	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2027	\$586.89	\$3,740.69	\$172.41	\$4,500.00	\$52,098.95
2028	\$625.11	\$3,699.03	\$175.86	\$4,500.00	\$51,473.83
2029	\$665.98	\$3,654.64	\$179.38	\$4,500.00	\$50,807.85
2030	\$709.68	\$3,607.36	\$182.97	\$4,500.00	\$50,098.18
2031	\$756.40	\$3,556.97	\$186.63	\$4,500.00	\$49,341.78
2032	\$806.38	\$3,503.27	\$190.36	\$4,500.00	\$48,535.40
2033	\$859.82	\$3,446.01	\$194.17	\$4,500.00	\$47,675.58
2034	\$916.98	\$3,384.97	\$198.05	\$4,500.00	\$46,758.60
2035	\$978.13	\$3,319.86	\$202.01	\$4,500.00	\$45,780.47
2036	\$1,043.54	\$3,250.41	\$206.05	\$4,500.00	\$44,736.93
2037	\$1,113.51	\$3,176.32	\$210.17	\$4,500.00	\$43,623.42
2038	\$1,188.36	\$3,097.26	\$214.37	\$4,500.00	\$42,435.06
2039	\$1,268.45	\$3,012.89	\$218.66	\$4,500.00	\$41,166.61
2040	\$1,354.14	\$2,922.83	\$223.04	\$4,500.00	\$39,812.48
2041	\$1,445.82	\$2,826.69	\$227.50	\$4,500.00	\$38,366.66
2042	\$1,543.92	\$2,724.03	\$232.05	\$4,500.00	\$36,822.74
2043	\$1,648.90	\$2,614.41	\$236.69	\$4,500.00	\$35,173.84
2044	\$1,761.24	\$2,497.34	\$241.42	\$4,500.00	\$33,412.60
2045	\$1,881.46	\$2,372.29	\$246.25	\$4,500.00	\$31,531.15
2046	\$2,010.11	\$2,238.71	\$251.17	\$4,500.00	\$29,521.03
2047	\$2,147.81	\$2,095.99	\$256.20	\$4,500.00	\$27,373.22
2048	\$2,295.18	\$1,943.50	\$261.32	\$4,500.00	\$25,078.04
2049	\$2,452.91	\$1,780.54	\$266.55	\$4,500.00	\$22,625.13
2050	\$2,621.74	\$1,606.38	\$271.88	\$4,500.00	\$20,003.40
2051	\$2,802.44	\$1,420.24	\$277.32	\$4,500.00	\$17,200.96
2052	\$2,995.87	\$1,221.27	\$282.86	\$4,500.00	\$14,205.09
2053	\$3,202.92	\$1,008.56	\$288.52	\$4,500.00	\$11,002.17
2054	\$3,424.56	\$781.15	\$294.29	\$4,500.00	\$7,577.61
2055	\$3,661.81	\$538.01	\$300.18	\$4,500.00	\$3,915.80
2056	\$3,915.80	\$278.02	\$306.18	\$4,500.00	\$0.00
TOTAL	\$52,685.84	\$75,319.67	\$6,994.49	\$135,000.00	

EXHIBIT B

METES AND BOUNDS DESCRIPTION OF PID

STATE OF TEXAS: COUNTY OF KAUFMAN:

1901459-IB

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY, ABSTRACT NO. 525, THE H. HOLT SURVEY, ABSTRACT NO. 232, THE P. WALKER SURVEY, ABSTRACT NO. 569, KAUFMAN COUNTY, TEXAS, BEING KNOWN AS THOSE TRACTS OF LAND DESCRIBED IN DEED AS "FIRST TRACT, SECOND TRACT, A PORTION OF FIFTH TRACT AND SIXTH TRACT", TO JERRY R. ALLEN, DEANNA ADAMS AND JOANNA EASTON, RECORDED IN VOLUME 5124, PAGE 259, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF ABNER ROAD AND IN THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO FLOR SALDANA, RECORDED IN VOLUME 4622, PAGE 198, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID ALLEN "FIRST TRACT" AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1 " TO HUNT OIL COMPANY, RECORDED IN VOLUME 1023, PAGE 546, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS SOUTH 44 DEGREES 43 MINUTES 19 SECONDS WEST- 32.00 FEET;

THENCE SOUTH 45 DEGREES 14 MINUTES 00 SECONDS EAST, WITHIN SAID ABNER ROAD AND ALONG THE RECOGNIZED NORTHEAST LINE OF SAID ALLEN "FIRST TRACT", A DISTANCE OF 2387.06 FEET TO A POINT FOR CORNER NEAR THE CENTER OF SAID ABNER ROAD, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID ALLEN "FIRST TRACT", FROM WHICH A " 1 " INCH IRON PIPE FOUND FOR WITNESS, THE APPARENT NORTH CORNER OF LOT 167 OF LAGO VISTA ESTATES, PHASE 3 ADDITION, RECORDED IN CABINET 2, ENVELOPE 722, PLAT RECORDS, KAUFMAN COUNTY, TEXAS BEARS SOUTH 44 DEGREES 39 MINUTES 02 SECONDS WEST-31.07 FEET;

THENCE SOUTH 44 DEGREES 57 MINUTES 12 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID ALLEN "FIRST TRACT" AND THE APPARENT NORTHWEST LINE OF SAID LOT 167, A DISTANCE OF 3691.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHEAST LINE OF SAID ALLEN "FIFTH TRACT" AND THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KAUFMAN AND 1132 PARTNERS, LTD., RECORDED IN VOLUME 3196, PAGE 629, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT H. AND ANNIE R. ALLEN, RECORDED IN VOLUME 1010, PAGE 300, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 01 MINUTES 54 SECONDS WEST, OVER AND UPON SAID ALLEN "FIFTH TRACT", A DISTANCE OF 1673.47 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A

RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTHWEST LINE OF SAID ALLEN "FIFTH TRACT" AND THE APPARENT SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GOLDEN PROPERTY INVESTMENTS, LTD., RECORDED IN VOLUME 3033, PAGE 621, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 19 MINUTES 31 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID ALLEN "FIFTH TRACT" AND THE APPARENT SOUTHEAST LINE OF SAID WOOD TRACT, A DISTANCE OF 1474.37 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID ALLEN "FIRST TRACT", SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID ALLEN "SECOND TRACT" AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BRANDON CASAS, RECORDED IN VOLUME 3682, PAGE 230, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

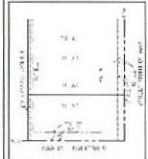
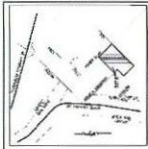
THENCE NORTH 45 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID ALLEN "FIRST TRACT" AND THE APPARENT NORTHEAST LINE OF SAID CASAS TRACT (VOL. 3682, PG. 230), A DISTANCE OF 282.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID CASA TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ARTHUR M. MORGAN JR., RECORDED IN VOLUME 4352, PAGE 278, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 17 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID ALLEN "FIRST TRACT" AND THE APPARENT NORTHEAST LINE OF SAID MORGAN TRACT, A DISTANCE OF 406.83 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BRANDON R. CASAS, RECORDED IN VOLUME 5266, PAGE 33, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID ALLEN "FIRST TRACT" AND THE APPARENT SOUTH CORNER OF SAID "TRACT 1" HUNT OIL TRACT;

THENCE NORTH 44 DEGREES 43 MINUTES 21 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID ALLEN "FIRST TRACT" AND THE APPARENT SOUTHEAST LINE OF SAID "TRACT 1 " HUNT OIL TRACT, A DISTANCE OF 2185.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7,709,478.72 SQ. FT. OR 176.99 ACRES OF LAND.

EXHIBIT C

FINAL PLATS

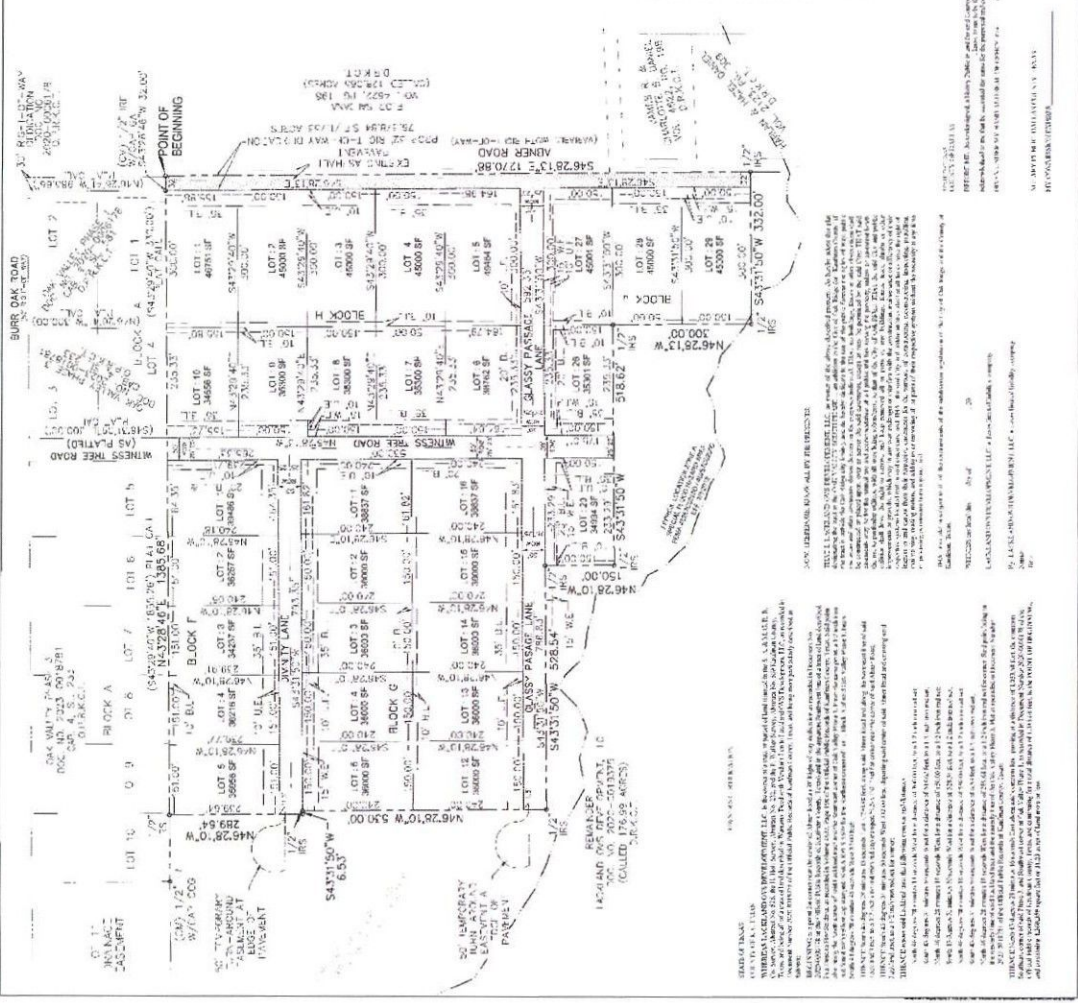


LEGEND

- 1. LOT: 1/4" = 10' (1:12,500)
- 2. BLOCK: 1/4" = 10' (1:12,500)
- 3. STREET: 1/4" = 10' (1:12,500)
- 4. CURB: 1/4" = 10' (1:12,500)
- 5. SIDEWALK: 1/4" = 10' (1:12,500)
- 6. DRIVEWAY: 1/4" = 10' (1:12,500)
- 7. LOT AREA: 1/4" = 10' (1:12,500)
- 8. BLOCK AREA: 1/4" = 10' (1:12,500)
- 9. STREET AREA: 1/4" = 10' (1:12,500)
- 10. CURB AREA: 1/4" = 10' (1:12,500)
- 11. SIDEWALK AREA: 1/4" = 10' (1:12,500)
- 12. DRIVEWAY AREA: 1/4" = 10' (1:12,500)

NOTES

1. All lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
2. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
3. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
4. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
5. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
6. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
7. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
8. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
9. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
10. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
11. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.
12. The lot areas are based on the survey and are subject to change if a more accurate survey is conducted.



FINAL PLAN
OAK VALLEY SOUTH PHASE 1
30 RESIDENTIAL LOTS

DATE: 11/15/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/2023	Initial Plan
2	11/15/2023	Revised Lot Areas
3	11/15/2023	Final Plan

PROJECT INFORMATION

PROJECT NO: [Number]
 SHEET NO: [Number] OF [Total Sheets]

EXHIBIT D

FORM OF PID NOTICE

TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

<p>CITY OF OAK RIDGE OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 BUYER DISCLOSURE</p>

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

LOT TYPE 1

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

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

The exact amount of the assessment may be obtained from the City of Oak Ridge. The exact amount of each annual installment will be approved each year by the Board of Directors of the City of Oak Ridge in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Oak Ridge.

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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF OAK RIDGE OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 ESTIMATED ANNUAL INSTALLMENT SCHEDULE* LOT TYPE 1					
TAX YEAR	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2027	\$586.89	\$3,740.69	\$172.41	\$4,500.00	\$52,098.95
2028	\$625.11	\$3,699.03	\$175.86	\$4,500.00	\$51,473.83
2029	\$665.98	\$3,654.64	\$179.38	\$4,500.00	\$50,807.85
2030	\$709.68	\$3,607.36	\$182.97	\$4,500.00	\$50,098.18
2031	\$756.40	\$3,556.97	\$186.63	\$4,500.00	\$49,341.78
2032	\$806.38	\$3,503.27	\$190.36	\$4,500.00	\$48,535.40
2033	\$859.82	\$3,446.01	\$194.17	\$4,500.00	\$47,675.58
2034	\$916.98	\$3,384.97	\$198.05	\$4,500.00	\$46,758.60
2035	\$978.13	\$3,319.86	\$202.01	\$4,500.00	\$45,780.47
2036	\$1,043.54	\$3,250.41	\$206.05	\$4,500.00	\$44,736.93
2037	\$1,113.51	\$3,176.32	\$210.17	\$4,500.00	\$43,623.42
2038	\$1,188.36	\$3,097.26	\$214.37	\$4,500.00	\$42,435.06
2039	\$1,268.45	\$3,012.89	\$218.66	\$4,500.00	\$41,166.61
2040	\$1,354.14	\$2,922.83	\$223.04	\$4,500.00	\$39,812.48
2041	\$1,445.82	\$2,826.69	\$227.50	\$4,500.00	\$38,366.66
2042	\$1,543.92	\$2,724.03	\$232.05	\$4,500.00	\$36,822.74
2043	\$1,648.90	\$2,614.41	\$236.69	\$4,500.00	\$35,173.84
2044	\$1,761.24	\$2,497.34	\$241.42	\$4,500.00	\$33,412.60
2045	\$1,881.46	\$2,372.29	\$246.25	\$4,500.00	\$31,531.15
2046	\$2,010.11	\$2,238.71	\$251.17	\$4,500.00	\$29,521.03
2047	\$2,147.81	\$2,095.99	\$256.20	\$4,500.00	\$27,373.22
2048	\$2,295.18	\$1,943.50	\$261.32	\$4,500.00	\$25,078.04
2049	\$2,452.91	\$1,780.54	\$266.55	\$4,500.00	\$22,625.13
2050	\$2,621.74	\$1,606.38	\$271.88	\$4,500.00	\$20,003.40
2051	\$2,802.44	\$1,420.24	\$277.32	\$4,500.00	\$17,200.96
2052	\$2,995.87	\$1,221.27	\$282.86	\$4,500.00	\$14,205.09
2053	\$3,202.92	\$1,008.56	\$288.52	\$4,500.00	\$11,002.17
2054	\$3,424.56	\$781.15	\$294.29	\$4,500.00	\$7,577.61
2055	\$3,661.81	\$538.01	\$300.18	\$4,500.00	\$3,915.80
2056	\$3,915.80	\$278.02	\$306.18	\$4,500.00	\$0.00
TOTAL	\$52,685.84	\$75,319.67	\$6,994.49	\$135,000.00	

*Subject to change.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN KAUFMAN COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 1

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

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

The exact amount of the assessment may be obtained from the City of Oak Ridge. The exact amount of each annual installment will be approved each year by the Board of Directors of the City of Oak Ridge in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Oak Ridge.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN KAUFMAN COUNTY DEED OF RECORDS)

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

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

(REQUIRED AT CLOSING AND MUST BE RECORDED IN KAUFMAN COUNTY DEED OF RECORDS)

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

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
 §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN KAUFMAN COUNTY DEED OF RECORDS)

CITY OF OAK RIDGE					
OAK RIDGE PUBLIC IMPROVEMENT DISTRICT No. 2					
ESTIMATED ANNUAL INSTALLMENT SCHEDULE*					
LOT TYPE 1					
TAX YEAR	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2027	\$586.89	\$3,740.69	\$172.41	\$4,500.00	\$52,098.95
2028	\$625.11	\$3,699.03	\$175.86	\$4,500.00	\$51,473.83
2029	\$665.98	\$3,654.64	\$179.38	\$4,500.00	\$50,807.85
2030	\$709.68	\$3,607.36	\$182.97	\$4,500.00	\$50,098.18
2031	\$756.40	\$3,556.97	\$186.63	\$4,500.00	\$49,341.78
2032	\$806.38	\$3,503.27	\$190.36	\$4,500.00	\$48,535.40
2033	\$859.82	\$3,446.01	\$194.17	\$4,500.00	\$47,675.58
2034	\$916.98	\$3,384.97	\$198.05	\$4,500.00	\$46,758.60
2035	\$978.13	\$3,319.86	\$202.01	\$4,500.00	\$45,780.47
2036	\$1,043.54	\$3,250.41	\$206.05	\$4,500.00	\$44,736.93
2037	\$1,113.51	\$3,176.32	\$210.17	\$4,500.00	\$43,623.42
2038	\$1,188.36	\$3,097.26	\$214.37	\$4,500.00	\$42,435.06
2039	\$1,268.45	\$3,012.89	\$218.66	\$4,500.00	\$41,166.61
2040	\$1,354.14	\$2,922.83	\$223.04	\$4,500.00	\$39,812.48
2041	\$1,445.82	\$2,826.69	\$227.50	\$4,500.00	\$38,366.66
2042	\$1,543.92	\$2,724.03	\$232.05	\$4,500.00	\$36,822.74
2043	\$1,648.90	\$2,614.41	\$236.69	\$4,500.00	\$35,173.84
2044	\$1,761.24	\$2,497.34	\$241.42	\$4,500.00	\$33,412.60
2045	\$1,881.46	\$2,372.29	\$246.25	\$4,500.00	\$31,531.15
2046	\$2,010.11	\$2,238.71	\$251.17	\$4,500.00	\$29,521.03
2047	\$2,147.81	\$2,095.99	\$256.20	\$4,500.00	\$27,373.22
2048	\$2,295.18	\$1,943.50	\$261.32	\$4,500.00	\$25,078.04
2049	\$2,452.91	\$1,780.54	\$266.55	\$4,500.00	\$22,625.13
2050	\$2,621.74	\$1,606.38	\$271.88	\$4,500.00	\$20,003.40
2051	\$2,802.44	\$1,420.24	\$277.32	\$4,500.00	\$17,200.96
2052	\$2,995.87	\$1,221.27	\$282.86	\$4,500.00	\$14,205.09
2053	\$3,202.92	\$1,008.56	\$288.52	\$4,500.00	\$11,002.17
2054	\$3,424.56	\$781.15	\$294.29	\$4,500.00	\$7,577.61
2055	\$3,661.81	\$538.01	\$300.18	\$4,500.00	\$3,915.80
2056	\$3,915.80	\$278.02	\$306.18	\$4,500.00	\$0.00
TOTAL	\$52,685.84	\$75,319.67	\$6,994.49	\$135,000.00	

*Subject to change.

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 Filed for record in Kaufman County
 On: 3/24/26 at 11:01 AM