

CITY OF OAK RIDGE
OAK RIDGE PUBLIC IMPROVEMENT DISTRICT No. 1

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

SEPTEMBER 12, 2022

PREPARED FOR:
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I. Introduction



The Oak Ridge Public Improvement District No. 1 (the "PID") was created by Resolution No. 21-002 adopted by the City Council of the City of Oak Ridge (the "City Council") on May 10, 2021 in accordance with the Public Improvement District Act, being Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was subsequently prepared at the direction of the City Council identifying the Authorized Improvements and their estimated costs, the manner of assessing the property in the PID for such Authorized Improvements Costs, and the indebtedness to be incurred. Following a public hearing held on December 27, 2021 the City Council accepted and approved the Service and Assessment Plan and then levied assessments pursuant to - Ordinance 67-21.

Pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act, this update of the Service and Assessment Plan (the "Annual Service and Assessment Plan Update") includes an update to the service plan (the "Annual Service Plan"), an update to the assessment plan (the "Assessment Plan"), and an update to the Assessment Roll identifying the assessments on each Assessed Lot, based on the method of assessment set forth in the Service and Assessment Plan and pursuant to this Annual Service and Assessment Plan Update.

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 the Service and Assessment Plan, an Indenture, 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.

"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 approved by the City Council on December 27, 2021, as may be amended or supplemented.

"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, the Service and Assessment Plan, 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 III herein and authorized by Section 372.003 of the PID Act.

"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.

II. Defined Terms



"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 III herein.

"Budgeted Private Improvements Cost" means the estimated cost of design, engineering, construction, acquisition, and/or inspection of the Private Improvements as set forth in Section III 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 Assessment, or an Annual Installment thereof, 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 Amended Final Plat Oak Valley Phase 2 and Final Plat Oak Valley Phase 3 as shown in Exhibit C of the Service and Assessment Plan.

"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 35,100 square feet in size and designated as Lot Type 1.

"Mandatory Assessment Prepayment" means a mandatory Assessment Prepayment pursuant to Section IV 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.

"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.

"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

II. Defined Terms



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.

"Private Improvements" means the private improvements described in Section IV herein.

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

"Property" means the approximately 203.266 acres of land described in Exhibit A attached hereto.

"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 Terrell Independent School District, or any other political subdivision of the State of Texas or other public agency.

Pursuant to Section 372.013 of the PID Act, this annual service plan defines the annual indebtedness and the projected costs for the improvements and covers a period of five (5) years from 2022 through 2026.

A. Description of Authorized and Private Improvements

The Authorized Improvements include (i) public road, drainage, and park improvements, (ii) North Kaufman Water Supply Corporation water improvements, (iii) related soft costs, and (iv) PID creation costs.

- Public road improvements, both on-site and Wilson Road, including, but not limited to, paving, excavation, erosion control, and materials testing;
- Public drainage improvements including, but not limited to, reinforced concrete pipe, reinforced concrete box structures, headwalls, curb inlets, excavation, erosion control, and materials testing;
- Public park improvements including, but not limited to, trail and pedestrian bridge improvements, picnic tables, benches, play equipment, and landscaping;
- North Kaufman Water Supply Corporation water improvements, including, but not limited to, water lines, valves, tees, degree bends, meter boxes, water service connections, testing, fire hydrants, and bonds;
- Soft costs related to the foregoing Authorized Improvements including, but not limited to, engineering, inspection, permitting, and traffic study costs; and
- Costs related to the establishment, administration, and operation of the PID.

The Private Improvements include water improvements, electric installation, street lights, and related soft costs.

- Lot excavation and erosion control;
- Conduit for electric, cable TV, and telephone;
- Electric installation and streetlights; and
- Soft costs related to the foregoing Private Improvements including, but not limited to, engineering, surveying, inspection, and permitting.



B. Budgeted Authorized and Private Improvements Costs

The Budgeted Authorized Improvements Costs and Budgeted Private Improvements Costs are shown in Table III-1 below.

TABLE III-1 CITY OF OAK RIDGE OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 BUDGETED AUTHORIZED IMPROVEMENTS COST AND BUDGETED PRIVATE IMPROVEMENTS COST				
IMPROVEMENTS	TOTAL BUDGETED AUTHORIZED IMPROVEMENTS COSTS	CONSTRUCTION COSTS EXPENDED PRIOR TO 20 DAYS AFTER PID CREATION	PID ELIGIBLE BUDGETED AUTHORIZED IMPROVEMENT COSTS	BUDGETED PRIVATE IMPROVEMENTS COST
CONSTRUCTION COSTS				
PAVING	\$2,788,098	\$0	\$2,788,098	\$0
STORM SEWER	\$1,693,162	(\$835,186)	\$857,977	\$0
WATER	\$639,017	(\$282,291)	\$356,726	\$239,800
ELECTRIC INSTALLATION	\$0	\$0	\$0	\$184,800
STREETLIGHTS	\$0	\$0	\$0	\$39,000
PARK	\$387,791	\$0	\$387,791	\$0
EXCAVATION	\$77,915	\$0	\$77,915	\$0
EROSION CONTROL	\$4,818	\$0	\$4,818	\$0
CONSTRUCTION STAKING	\$0	\$0	\$0	\$23,100
MATERIALS TESTING	\$15,000	\$0	\$15,000	\$0
SOFT COSTS				
ENGINEERING	\$210,972	\$0	\$210,972	\$13,384
INSPECTION	\$0	\$0	\$0	\$7,057
PID CREATION	\$27,500	\$0	\$27,500	\$0
TOTAL COSTS	\$5,844,274	(\$1,117,477)	\$4,726,797	\$507,141
ASSESSMENT			\$4,726,797	

C. PID Indebtedness

As shown above, the Budgeted Authorized Improvements Cost and the Assessments, or the principal amount of the PID indebtedness, are \$4,726,797. The projected Annual Installments on such indebtedness are shown for the five-year period commencing with tax year 2022 in Table III-2 on the following page.



TABLE III-2 CITY OF OAK RIDGE OAK RIDGE PUBLIC IMPROVEMENT DISTRICT No. 1 AGGREGATE ANNUAL INSTALLMENTS					
TAX YEAR	PRINCIPAL	INTEREST	PRINCIPAL + INTEREST	ADMINISTRATIVE EXPENSES	TOTAL
2022	\$80,703	\$216,960	\$297,663	\$16,500	\$314,163
2023	\$84,077	\$213,256	\$297,333	\$16,830	\$314,163
2024	\$87,599	\$209,397	\$296,996	\$17,167	\$314,163
2025	\$91,277	\$205,376	\$296,653	\$17,510	\$314,163
2026	\$95,116	\$201,186	\$296,302	\$17,860	\$314,163
TOTAL	\$438,772	\$1,046,174	\$1,484,946	\$85,867	\$1,570,813

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 Board, 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.

A. Apportionment of Budgeted Authorized Improvements Cost

The Service and Assessment Plan provides that the Budgeted Authorized Improvements Cost be apportioned 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 IV-1 below.

TABLE IV-1 CITY OF OAK RIDGE OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1 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	151	\$5,844,273.89	\$4,726,797.28	\$31,303.29	\$2,080.55

B. 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 within 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.

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 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.

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. No Assessment shall be changed hereafter except pursuant to the provisions provided for in the Service and Assessment Plan or as permitted under the PID Act. The Assessment Roll reflects (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 Update, (v) the Administrative Expenses allocable to each Parcel, and (vi) any other changes permitted by law.

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 IV.6.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 IV.6.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 attached hereto as Exhibit B. The Assessment applicable to each Lot Type shall be determined by reference to Table IV-1 above.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan 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 either (i) confirming that the Assessment for any new Parcel created by the subdivision plat will not exceed the Assessment for the Lot Type or Lot Types applicable to such Parcels or (ii) 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 of Assessments 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, 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, 2022 and then at the highest rate for the Bond Buyer Revenue Index for November 2021 plus two hundred basis points



thereafter. The highest rate for the Bond Buyer Revenue Index during November 2021 was two and fifty-nine hundredths percent (2.59%). Therefore, the City Council has determined that the Assessments shall bear interest at a rate of 4.59%¹ commencing January 1, 2022, and the Annual Installments set forth in Appendix A are calculated using such rate of interest.

The calculation of the 2022 Annual Installments is shown in Table IV-2 below.

TABLE IV-2		
CITY OF OAK RIDGE		
OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1		
2022 ANNUAL INSTALLMENT CALCULATION		
REVENUES AND EXPENDITURES	TOTAL	PER LOT*
REVENUES		
ANNUAL INSTALLMENTS	\$314,163	\$2,080.55
TOTAL REVENUES	\$314,163	\$2,080.55
EXPENDITURES		
INTEREST	\$216,960	\$1,436.82
PRINCIPAL	\$80,703	\$534.45
ADMINISTRATIVE EXPENSES	\$16,500	\$109.27
TOTAL EXPENDITURES	\$314,163	\$2,080.55
* The Assessments and Annual Installments are the same for each residential lot. Dividing the total Annual Installments by the 151 lots results in the Annual Installment per lot shown above.		

The City or 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, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full. Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of 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.

¹ This rate of interest is below the initial maximum allowable rate of interest for the Assessments of 7.59% and is not greater than the maximum allowable rate of interest following the fifth Annual Installment of 4.59%.

6. Payment of Assessments in Lump Sum

The PID Act provides that an Assessment may be paid in part or in full at any time without penalty. Any such payment is referred to herein as an Assessment Prepayment. In certain circumstances, Mandatory Assessment Prepayments shall become due as specified below.

a. Optional Assessment Prepayment

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 a full Assessment Prepayment, credit shall be given for Annual Installment payments received by the City prior to the date of prepayment.

Upon a full or partial Assessment Prepayment, along with Prepayment Costs, the Assessment for the Parcel shall be reduced by the amount of the prepayment, the Assessment Roll shall be updated to reflect the prepayment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent of the prepayment made. If the Assessment is paid in full, the Mayor 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 Assessment Prepayment

A mandatory prepayment of all or a portion, as applicable, of an Assessment (i) may be required pursuant to Section IV.B.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 IV.B.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.

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APPENDIX A

ASSESSMENT ROLL

**OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1
ASSESSMENT ROLL**

PLAT	PROPERTY ID	BLOCK	LOT	LOT TYPE	ORIGINAL ASSESSMENT	OUTSTANDING ASSESSMENT	2022 ANNUAL INSTALLMENT
OAK VALLEY PHASE 2	216356	A	22	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216357	A	23	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216358	A	24	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216359	A	25	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216360	A	26	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216361	A	27	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216362	A	28	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216363	A	29	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216364	A	30	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216365	A	31	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216366	A	32	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216367	A	33	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216368	A	34	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216369	A	35	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216370	A	36	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216371	A	37	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216372	A	38	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216373	A	39	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216374	A	40	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216375	A	41	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216376	A	42	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216377	A	43	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216378	A	44	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216379	A	45	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216380	A	46	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216381	A	49	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216423	C	4	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216424	C	5	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216425	C	6	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216426	C	7	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216427	C	8	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216428	C	9	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216429	C	10	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216430	C	11	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216431	C	12	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216432	C	13	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216433	C	14	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216434	C	15	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216409	D	7	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216410	D	8	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216411	D	9	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216412	D	10	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216413	D	11	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216414	D	12	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216415	D	13	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216416	D	14	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216417	D	15	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216418	D	16	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216419	D	17	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216420	D	18	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216421	D	19	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216435	G	9	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216436	G	10	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216437	G	11	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216438	G	12	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216439	G	13	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216440	G	14	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216441	G	15	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216442	G	16	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216443	B	20	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55

**OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1
ASSESSMENT ROLL**

PLAT	PROPERTY ID	BLOCK	LOT	LOT TYPE	ORIGINAL	OUTSTANDING	2022
					ASSESSMENT	ASSESSMENT	ANNUAL INSTALLMENT
OAK VALLEY PHASE 2	216400	H	1	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216401	H	2	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216402	H	3	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216403	H	4	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216404	H	5	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216405	H	6	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216406	H	7	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216407	H	8	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216408	H	9	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216391	H	10	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216392	H	11	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216393	H	12	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216394	H	13	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216395	H	14	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216396	H	15	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216397	H	16	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216398	H	17	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216399	H	18	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216382	I	1	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216383	I	2	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216384	I	3	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216385	I	4	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216386	I	5	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216387	I	6	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 2	216388	I	7	P2_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	3	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	4	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	5	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	6	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	7	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	8	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	9	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	10	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	11	NON-BENEFITED	\$0.00	\$0.00	\$0.00
OAK VALLEY PHASE 3	16294	A	12	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	13	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	14	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	15	NON-BENEFITED	\$0.00	\$0.00	\$0.00
OAK VALLEY PHASE 3	16294	A	16	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	17	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	18	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	19	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	20	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	A	21	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	1	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	2	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	3	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	4	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	5	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	6	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	7	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	8	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	B	9	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	1	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	2	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	3	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	4	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	5	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	6	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	7	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55

**OAK RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 1
ASSESSMENT ROLL**

PLAT	PROPERTY ID	BLOCK	LOT	LOT TYPE	ORIGINAL ASSESSMENT	OUTSTANDING ASSESSMENT	2022 ANNUAL INSTALLMENT
OAK VALLEY PHASE 3	16294	E	8	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	9	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	10	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	11	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	12	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	13	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	14	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	15	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	E	16	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	1	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	2	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	3	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	4	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	5	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	6	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	7	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	8	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	9	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	10	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	11	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	12	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	13	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	14	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	15	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	F	16	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	G	1	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	G	2	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	G	3	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	G	4	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	G	5	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	G	6	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	G	7	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
OAK VALLEY PHASE 3	16294	G	8	P3_LOT_TYPE_1	\$31,303.29	\$31,303.29	\$2,080.55
					\$4,726,797.28	\$4,726,797.28	\$314,163.05

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF PID

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF KAUFMAN

Being a tract of land situated in the Phillip Walker Survey, Abstract No. 569, City of Oak Ridge, Kaufman County, Texas, being part of Tract 4 as conveyed to Hoodoo Land Holdings, L.L.C. by deed recorded in Document No. 2018-0000072, Official Public Records, Kaufman County, Texas and being part of the tracts as described as Tract V 1st Tract - 120 acre and 2nd Tract - 120 acres of land conveyed to Hunt Oil Company by deed recorded in Volume 1023, Page 546, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

Beginning at the centerline intersection of County Road No. 138 (Wilson Road) and Abner Road and being the north corner of said 2nd Tract and the west corner of a 79.244 acre tract of land conveyed to Glenn B. Caldwell and Jessyca Y. Caldwell by deed recorded in Volume 1249, Page 503, Deed Records, Kaufman County, Texas;

Thence, South 46°07'12" East, along the centerline of Abner Road, the northeast line of said 2nd Tract and the southwest line of said 79.244 acre tract, a distance of 241.61 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the north corner of Oak Valley Phase 1, as recorded in Cabinet 2, Slide 581, Kaufman County, Texas;

Thence, southeasterly, along the southwesterly lines of said Oak Valley Phase 1 the following:

Thence, South 43°52'48" West, a distance of 330.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°07'12" East, a distance of 306.60 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner and the beginning of a curve to the right;

Thence, northeasterly, along said curve to the right having a central angle of 11°33'48", a radius of 325.00 feet, a chord bearing of North 38°05'54" East, a distance of 65.48 feet and an arc distance of 65.59 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the end of said curve to the right;

Thence, North 43°52'48" East, a distance of 234.85 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°07'12" East, a distance of 50.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°52'48" West, a distance of 234.85 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the beginning of a curve to the left;

Thence, southwesterly, along said curve to the left having a central angle of 13°42'13", a radius of 275.00 feet, a chord bearing of South 37°01'42" West, a distance of 65.62 feet and an arc

distance of 65.77 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°07'12" East, a distance of 902.17 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°52'48" East, a distance of 300.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°07'12" East, a distance of 579.49 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°52'48" West, a distance of 364.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°07'12" East, a distance of 455.37 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°29'40" East, a distance of 364.01 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°07'12" East, a distance of 50.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°29'40" West, a distance of 300.01 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°07'12" East, a distance of 481.76 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence South 35°01'56" East, a distance of 306.05 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°26'41" East, a distance of 758.32 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°29'40" East, a distance of 300.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°26'41" East, a distance of 50.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°29'40" West, a distance of 300.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°26'41" East, a distance of 300.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the south corner of said Oak Valley Phase 1 and on the northwest line of a 127 acre tract of land conveyed to the Allen Family Revocable Living Trust by deed recorded in Volume 4902, Page 457, Deed Records, Kaufman County, Texas;

Thence, South 43°29'40" West, along the northwest line of said 127 acre tract, a distance of 1855.26 feet to 1/2" iron pin found on the northeast line of a 5 acre tract of land conveyed to Brandon R. Casas by deed recorded in Volume 5266, Page 33, Deed Records, Kaufman County, Texas and for the south corner of said 1st Tract and the west corner of said 127 acre tract;

Thence, North 46°31'09" West, along the southwest line of said 1st Tract, the northeast line of said Casas tract, the northeast line of a 5 acre tract of land conveyed to John Arthur Craig and Wilma Pauline Craig Revocable Trust by deed recorded in Volume 3467, Page 11, Deed Records, Kaufman County, Texas, the northeast line of a 5.015 acre tract of land conveyed to Jury Jamison Jones by deed recorded in Volume 4448, Page 171, Deed Records, Kaufman County, Texas, the northeast line of a 4.95 acre tract of land conveyed to Jury Jamison Jones by deed recorded in Volume 5559, Page 231, Official Public Records, Kaufman County, Texas, the northeast line of a 1.002 acre tract of land conveyed to Sarah Thornton and Jacob Thornton by deed recorded in Volume 5455, Page 286, Official Public Records, Kaufman County, Texas, the northeast line of a 1.000 acre tract of land conveyed to Anthony Brigham and Penny Brigham by deed recorded in Volume 1641, Page 72, Deed Records, Kaufman County, Texas, the northeast line of a 1.000 acre tract of land conveyed to Shawn L. McMillan by deed recorded in Volume 4156, Page 347, Official Public Records, Kaufman County, Texas, the northeast line of a tract of land conveyed to Tarek Abdo and Shirley Abdo by deed recorded in Volume 715, Page 406, Deed Records, Kaufman County, Texas and the northeast line of a 4.999 acre tract of land conveyed to Morgan Whatley by deed recorded in Volume 4956, Page 209, Deed Records, Kaufman County, Texas, at a distance of 157.25 feet passing a 3/8" iron in found and continuing for a total distance of 1,878.42 feet to a 3/8" iron pin found for corner;

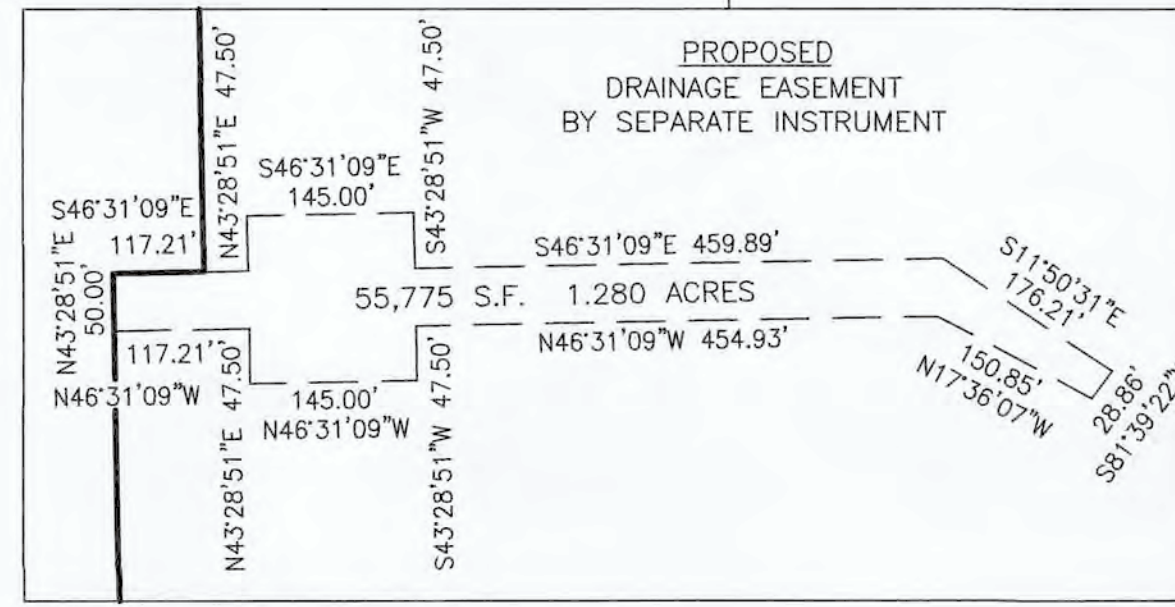
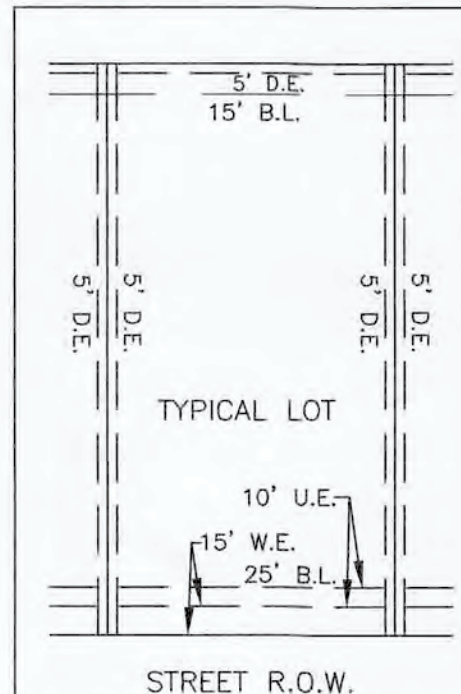
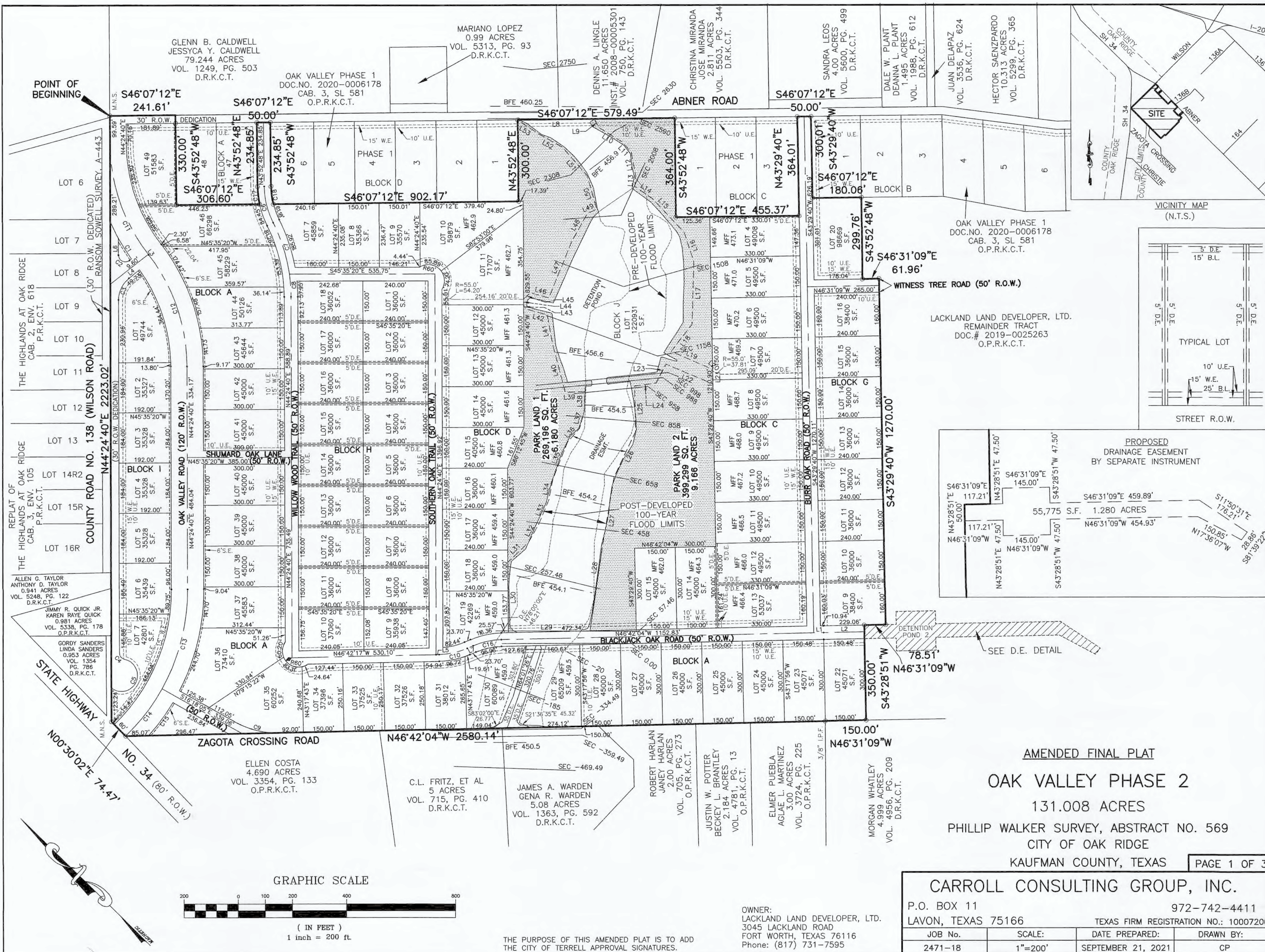
Thence, North 46°42'04" West, along the southwest lines of said 1st Tract and 2nd Tract, the northeast line of a 3.00 acre tract of land conveyed to Elmer Puebla and Aglae L. Martinez by deed recorded in Volume 3724, Page 225, Official Public Records, Kaufman County, Texas, the northeast line of a 2.184 acre tract of land conveyed to Justin W. Potter and Beckey L. Brantley by deed recorded in Volume 4781, Page 13, Official Public Records, Kaufman County, Texas, the northeast line of a 2.00 acre tract of land conveyed to Robert Harlan and Janey Harlan by deed recorded in Volume 705, Page 273, Official Public Records, Kaufman County, Texas, the northeast line of a 5.085 acre tract of land conveyed to James A. Warden and Gena R. Warden by deed recorded in Volume 1363, Page 592, Deed Records, Kaufman County, Texas, the northeast line of a 5 acre tract of land conveyed to C.L. Fritz, et al by deed recorded in Volume 715, Page 410, Deed Records, Kaufman County, Texas and the northeast line of a 4.690 acre tract of land conveyed to Ellen Costa by deed recorded in Volume 3354, Page 133, Official Public Records, Kaufman County, Texas, a distance of 2,580.14 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the east right-of-way line of State Highway No. 34 (80' R.O.W.) and for the north corner of said 4.690 acre tract;

Thence, North 00°30'02" East, along the east right-of-way line of State Highway No. 34 (80' R.O.W.), a distance of 74.47 feet to a mag nail set with washer on the northwest line of said 2nd Tract and being in the centerline of County Road No. 138 (Wilson Road);

Thence, North 44°24'40" East, along the centerline of County Road No. 138 (Wilson Road), the northwest line of said 2nd Tract, the southeast line of a 0.981 acre tract of land conveyed to Jimmy R. Quick Jr. and Karen Raye Quick by deed recorded in Volume 5338, Page 178, Official Public Records, Kaufman County, Texas, the southeast line of a 0.941 acre tract of land conveyed to Allen G. Taylor and Anthony D. Taylor by deed recorded in Volume 5248, Page 122, Deed Records, Kaufman County, Texas and the southeast line of a 30' R.O.W. dedicated by The Highlands at Oak Ridge, an addition to the City of Oak Ridge, according to the plat thereof recorded in Cabinet 2, Envelope 618, Plat Records, Kaufman County, Texas, a distance of 2,223.02 feet to the Point of Beginning and containing 8,854,277 square feet or 203.266 acres of land.

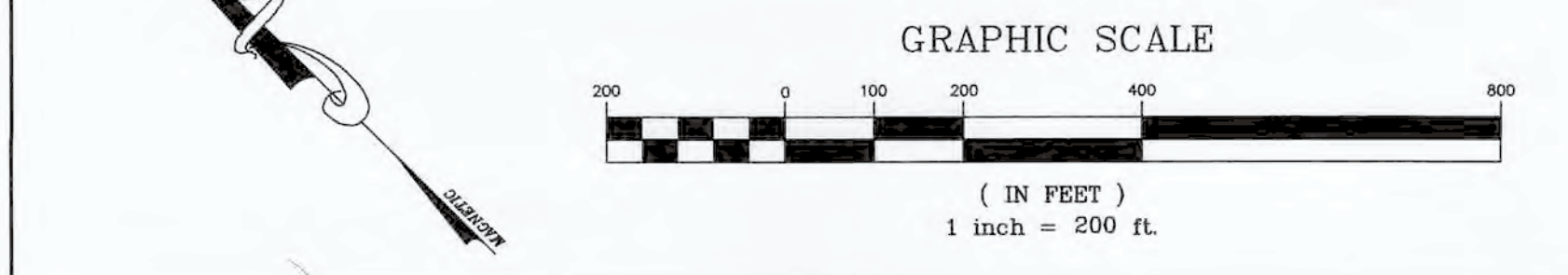
EXHIBIT B

FINAL PLATS



AMENDED FINAL PLAT
OAK VALLEY PHASE 2
 131.008 ACRES
 PHILLIP WALKER SURVEY, ABSTRACT NO. 569
 CITY OF OAK RIDGE
 KAUFMAN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2471-18	1"=200'	SEPTEMBER 21, 2021	CP



THE PURPOSE OF THIS AMENDED PLAT IS TO ADD THE CITY OF TERRELL APPROVAL SIGNATURES.
 OWNER:
 LACKLAND LAND DEVELOPER, LTD.
 3045 LACKLAND ROAD
 FORT WORTH, TEXAS 76116
 Phone: (817) 731-7595

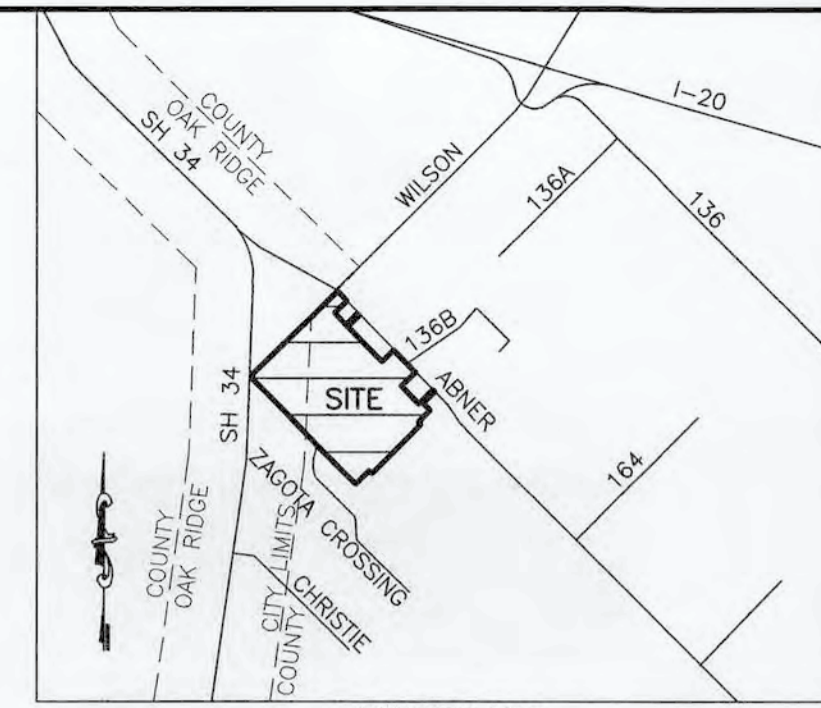
Line Table		
Line #	Direction	Length
L1	N46°42'04"W	35.98'
L2	N46°31'09"W	150.52'
L3	N06°33'55"E	2.30'
L4	N83°26'05"W	177.66'
L5	N46°42'17"W	11.00'
L6	S44°24'40"W	61.81'
L7	N68°55'24"W	23.70'

Line Table		
Line #	Direction	Length
L8	S46°07'12"E	282.81'
L9	S19°04'32"W	34.07'
L10	S14°01'54"E	103.67'
L11	S03°40'37"W	50.52'
L12	S33°57'00"W	86.51'
L13	S48°56'08"W	40.13'
L14	S10°40'53"E	78.99'
L15	S00°49'31"W	169.42'
L16	S26°20'26"W	115.48'
L17	S46°11'40"W	229.91'
L18	S82°25'56"W	126.03'
L19	S22°16'23"E	151.93'
L20	S05°11'05"E	18.27'
L21	S43°29'40"W	47.01'
L22	N22°57'38"W	187.75'
L23	S72°28'08"W	77.79'

DRAINAGE EASEMENT LINE LABELS

Line Table		
Line #	Direction	Length
L24	N53°23'58"W	80.24'
L25	S43°13'08"W	167.47'
L26	S69°55'59"W	184.96'
L27	S54°10'49"W	267.02'
L28	S53°00'38"W	304.36'
L29	N46°42'04"W	301.50'
L30	N44°24'40"E	258.57'
L31	S89°16'07"E	104.14'
L32	N74°08'00"E	79.57'
L33	N67°14'31"E	94.94'
L34	N55°27'36"E	74.74'
L35	N65°59'08"E	147.17'
L36	N85°16'26"E	68.58'
L37	N60°19'11"E	66.84'
L38	N45°23'59"E	70.75'
L39	N47°43'00"W	71.38'

Line Table		
Line #	Direction	Length
L40	N29°33'54"E	175.72'
L41	N33°50'06"E	116.66'
L42	N30°07'58"W	81.01'
L43	N16°19'34"E	18.27'
L44	N44°24'40"E	20.00'
L45	S88°45'39"E	34.25'
L46	S30°14'53"E	70.64'
L47	N66°44'16"E	225.33'
L48	N73°42'25"E	116.81'
L49	S69°23'14"E	37.72'
L50	N28°36'45"E	126.79'
L51	N03°43'12"E	139.29'
L52	N16°20'56"W	103.34'
L53	N11°22'42"W	90.73'



VICINITY MAP
(N.T.S.)

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	89.62'	727.00'	007°03'47"	N12°04'02"E, 89.56'
C2	55.78'	25.00'	127°50'45"	S19°30'43"E, 44.91'
C3	91.03'	100.00'	052°09'15"	S70°29'17"W, 87.92'
C4	28.08'	20.00'	080°26'26"	S04°11'27"W, 25.83'
C5	217.99'	60.00'	208°10'05"	S68°03'16"W, 116.39'
C6	138.50'	300.00'	026°27'04"	N30°39'16"E, 137.27'
C7	199.42'	600.00'	019°02'36"	N26°57'02"E, 198.51'
C8	83.14'	600.00'	007°56'20"	N40°26'30"E, 83.07'
C9	165.27'	311.50'	030°23'58"	N31°30'05"W, 163.34'
C10	106.64'	275.00'	022°13'07"	N57°48'50"W, 105.98'
C11	440.58'	667.00'	037°50'45"	N25°29'17"E, 432.61'
C12	440.58'	667.00'	037°50'45"	N25°29'17"E, 432.61'
C13	380.73'	744.84'	029°17'15"	N59°03'17"E, 376.60'
C14	221.31'	744.84'	017°01'28"	N82°12'38"E, 220.50'
C15	151.43'	804.84'	010°46'48"	N80°52'07"E, 151.21'
C16	106.66'	275.00'	022°13'20"	N57°48'44"W, 105.99'
C17	65.59'	325.00'	011°33'48"	N38°05'54"E, 65.48'
C18	65.77'	275.00'	013°42'13"	S37°01'42"W, 65.62'

LEGEND

- MFF - MINIMUM FINISH FLOOR
- A.E. - ACCESS EASEMENT
- S.E. - SIDEWALK EASEMENT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- B.L. - BUILDING LINE
- M.N.S. - MAG NAIL SET WITH WASHER
- o - 1/2" YELLOW CAPPED IRON PIN SET
- D.R.K.C.T. - DEED RECORDS, KAUFMAN COUNTY, TEXAS
- O.P.R.K.C.T. - OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- P.R.K.C.T. - PLAT RECORDS, KAUFMAN COUNTY, TEXAS
- ◆ - STREET NAME CHANGE

Approved by the City of Terrell for filing at the office of the County Clerk of Kaufman County, Texas.

This property was formerly located in the extraterritorial jurisdiction of the City of Terrell, and is subject to a Memorandum of Understanding between the Cities of Terrell and Oak Ridge.

APPROVED PLANNING AND ZONING COMMISSION:

Samy Stephen
Signature of Chairperson
10/25/2021
Date of Approval

ATTEST:
Dawn Steil
City Secretary
10-25-2021
Date



REVIEWED FOR TECHNICAL CORRECTNESS BY:
Charles
Municipal Development Department
10/20/2021
Date

Steve Rogers
City Engineer
10/20/2021
Date

Approved by the City of Oak Ridge for filing at the office of the County Clerk of Kaufman County, Texas.
This property is located in the City of Oak Ridge, Kaufman County, Texas.

APPROVED:
[Signature] 10-20-21
Mayor of Oak Ridge, Texas
Date of Approval

ATTEST:
Anna Sprague
City Secretary
Date

NOTES:

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone 4202.

All property corners are 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" unless otherwise noted.

Flood limit lines per Oak Valley Drainage Study by Richard Heffner, P.E. dated April 13, 2020.

Kaufman County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, drainage structures, and/or detention ponds, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, drainage structures and detention ponds and said owners agree to indemnify and save harmless Kaufman County from all claims, damages and losses arising out of resulting from performance of the obligations of said owners set forth in this paragraph.

THE PURPOSE OF THIS AMENDED PLAT IS TO ADD THE CITY OF TERRELL APPROVAL SIGNATURES.

OWNER:
LACKLAND LAND DEVELOPER, LTD.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Phone: (817) 731-7595

AMENDED FINAL PLAT
OAK VALLEY PHASE 2
131.008 ACRES
PHILLIP WALKER SURVEY, ABSTRACT NO. 569
CITY OF OAK RIDGE
KAUFMAN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2471-18	1"=200'	SEPTEMBER 21, 2021	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

Whereas, Lackland Land Developer, Ltd., a Texas limited partnership, is the owner of a tract of land situated in the Phillip Walker Survey, Abstract No. 569, City of Oak Ridge, Kaufman County, Texas, being all of the same tracts of land as conveyed to Lackland Land Developer, Ltd. by deed recorded in Instrument No. 2020-0011265, Official Public Records, Kaufman County, Texas, and being part of Tract 4 as described to Hoodoo Land Holdings, L.L.C. by deed recorded in Document No. 2018-0000072, Official Public Records, Kaufman County, Texas and being part of the tracts as described as Tract V 1st Tract - 120 acre and 2nd Tract - 120 acres of land conveyed to Hunt Oil Company by deed recorded in Volume 1023, Page 546, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

- Beginning at the centerline intersection of County Road No. 138 (Wilson Road) and Abner Road and being the north corner of said 2nd Tract and the west corner of a 79.244 acre tract of land conveyed to Glenn B. Caldwell and Jessyca Y. Caldwell by deed recorded in Volume 1249, Page 503, Deed Records, Kaufman County, Texas;
- Thence, South 46°07'12" East, along the centerline of Abner Road, the northeast line of said 2nd Tract and the southwest line of said 79.244 acre tract, a distance of 241.61 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 43°52'48" West, a distance of 330.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 46°07'12" East, a distance of 306.60 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner and the beginning of a curve to the right;
- Thence, northeasterly, along said curve to the right having a central angle of 11°33'48", a radius of 325.00 feet, a chord bearing of North 38°05'54" East, a distance of 65.48 feet and an arc distance of 65.59 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the end of said curve to the right;
- Thence, North 43°52'48" East, a distance of 234.85 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 46°07'12" East, a distance of 50.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 43°52'48" West, a distance of 234.85 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the beginning of a curve to the left;
- Thence, southwesterly, along said curve to the left having a central angle of 13°42'13", a radius of 275.00 feet, a chord bearing of South 37°01'42" West, a distance of 65.62 feet and an arc distance of 65.77 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 46°07'12" East, a distance of 902.17 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, North 43°52'48" East, a distance of 300.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 46°07'12" East, a distance of 579.49 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 43°52'48" West, a distance of 364.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 46°07'12" East, a distance of 455.37 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, North 43°29'40" East, a distance of 364.01 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 46°07'12" East, a distance of 50.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 43°29'40" West, a distance of 300.01 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 46°07'12" East, a distance of 180.06 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 43°52'48" West, a distance of 299.76 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 46°31'09" East, a distance of 61.96 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 43°29'40" West, a distance of 1270.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, North 46°31'09" West, a distance of 78.51 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;
- Thence, South 43°28'51" West, a distance of 350.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the southwest line of said 1st Tract and on the northeast line of a 4.999 acre tract of land conveyed to Morgan Whatley by deed recorded in Volume 4956, Page 209, Deed Records, Kaufman County, Texas;
- Thence, North 46°31'09" West, along the southwest line of said 1st Tract and the northeast line of said 4.999 acre tract, a distance of 150.00 feet to a 3/8" iron pin found for the north corner of said 4.999 acre tract and the east corner of a 3.00 acre tract of land conveyed to Elmer Puebla and Aglae L. Martinez by deed recorded in Volume 3724, Page 225, Official Public Records, Kaufman County, Texas;
- Thence, North 46°42'04" West, along the southwest lines of said 1st Tract and 2nd Tract, the northeast line of a 3.00 acre tract of land conveyed to Elmer Puebla and Aglae L. Martinez by deed recorded in Volume 3724, Page 225, Official Public Records, Kaufman County, Texas, the northeast line of a 2.184 acre tract of land conveyed to Justin W. Potter and Beckey L. Brantley by deed recorded in Volume 4781, Page 13, Official Public Records, Kaufman County, Texas, the northeast line of a 2.00 acre tract of land conveyed to Robert Harlan and Janey Harlan by deed recorded in Volume 705, Page 273, Official Public Records, Kaufman County, Texas, the northeast line of a 5.085 acre tract of land conveyed to James A. Warden and Gena R. Warden by deed recorded in Volume 1363, Page 592, Deed Records, Kaufman County, Texas, the northeast line of a 5 acre tract of land conveyed to C.L. Fritz, et al by deed recorded in Volume 715, Page 410, Deed Records, Kaufman County, Texas and the northeast line of a 4.690 acre tract of land conveyed to Ellen Costa by deed recorded in Volume 3354, Page 133, Official Public Records, Kaufman County, Texas, a distance of 2,580.14 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the east right-of-way line of State Highway No. 34 (80' R.O.W.) and for the north corner of said 4.690 acre tract;
- Thence, North 00°30'02" East, along the east right-of-way line of State Highway No. 34 (80' R.O.W.), a distance of 74.47 feet to a mag nail set with washer on the northwest line of said 2nd Tract and being in the centerline of County Road No. 138 (Wilson Road);
- Thence, North 44°24'40" East, along the centerline of County Road No. 138 (Wilson Road), the northwest line of said 2nd Tract, the southeast line of a 0.981 acre tract of land conveyed to Jimmy R. Quick Jr. and Karen Raye Quick by deed recorded in Volume 5338, Page 178, Official Public Records, Kaufman County, Texas, the southeast line of a 0.941 acre tract of land conveyed to Allen G. Taylor and Anthony D. Taylor by deed recorded in Volume 5248, Page 122, Deed Records, Kaufman County, Texas and the southeast line of a 30' R.O.W. dedicated by The Highlands at Oak Ridge, an addition to the City of Oak Ridge, according to the plat thereof recorded in Cabinet 2, Envelope 618, Plat Records, Kaufman County, Texas, a distance of 2,223.02 feet to the Point of Beginning and containing 5,706,713 square feet or 131.008 acres of land.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT, Lackland Land Developer, Ltd., a Texas limited partnership, as owner of the above described property, does hereby adopt this plat designating the tract as the OAK VALLEY PHASE 2, an addition to the City of Oak Ridge, Kaufman County, and does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Oak Ridge, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises; the public use areas and other easements shown thereon for the purposes indicated; THAT no buildings, fences or other obstructions shall be constructed or placed upon, over or across the said easements, except as may be permitted by the said City of Oak Ridge; THAT said easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use to particular utilities, with all uses being subordinate to that of the City of Oak Ridge's; THAT the said City and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of their perspective systems located within said easements; and THAT the said City and public utilities shall at all times have the right of ingress to and egress from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone; and

THAT this plat is subject to all of the requirements of the subdivision regulations of the City of Oak Ridge and the County of Kaufman, Texas.

WITNESS my hand this 28 day of Sept., 2021.

DL
Lackland Land Developer, Ltd., Owner

By: 1900 Loop 820, Inc., it's General Partner

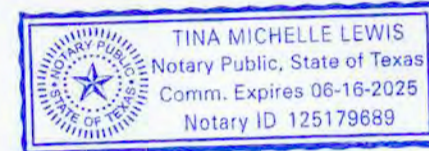
By: Don Allen, Secretary

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Don Allen, whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose of and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF September, 2021.

Tina Michelle Lewis
NOTARY PUBLIC in and for the STATE OF TEXAS



SURVEYOR'S CERTIFICATE

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the County of Kaufman.

James Bart Carroll
James Barton Carroll, R.P.L.S.
Texas Registered Professional Land Surveyor No. 5129

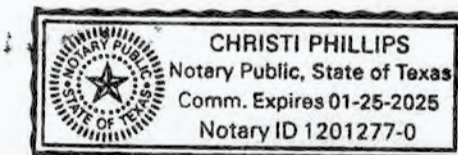


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose of and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF September, 2021.

Christi Phillips
NOTARY PUBLIC in and for the STATE OF TEXAS



Inst#2021-0044189 Cab/Sl:4/1
Filed for Record in Kaufman County Tx
ON Wednesday, October 27, 2021 11:30 AM

AMENDED FINAL PLAT

OAK VALLEY PHASE 2

131.008 ACRES

PHILLIP WALKER SURVEY, ABSTRACT NO. 569

CITY OF OAK RIDGE

KAUFMAN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2471-18	1"=200'	SEPTEMBER 21, 2021	CP

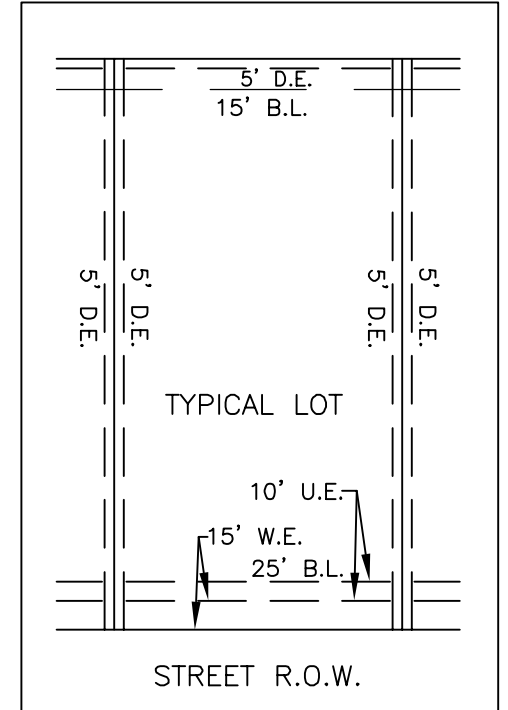
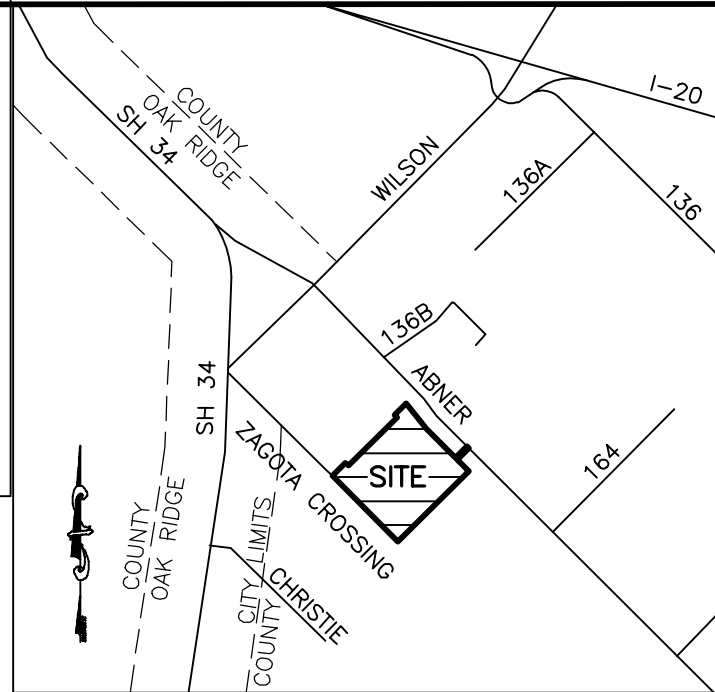
OWNER:
LACKLAND LAND DEVELOPER, LTD.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Phone: (817) 731-7595

THE PURPOSE OF THIS AMENDED PLAT IS TO ADD
THE CITY OF TERRELL APPROVAL SIGNATURES.

LEGEND

- MFF - MINIMUM FINISH FLOOR
- A.E. - ACCESS EASEMENT
- S.E. - SIDEWALK EASEMENT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- B.L. - BUILDING LINE
- o - 1/2" IRON PIN SET OR FOUND WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

D.R.K.C.T. - DEED RECORDS, KAUFMAN COUNTY, TEXAS
 O.P.R.K.C.T. - OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
 P.R.K.C.T. - PLAT RECORDS, KAUFMAN COUNTY, TEXAS



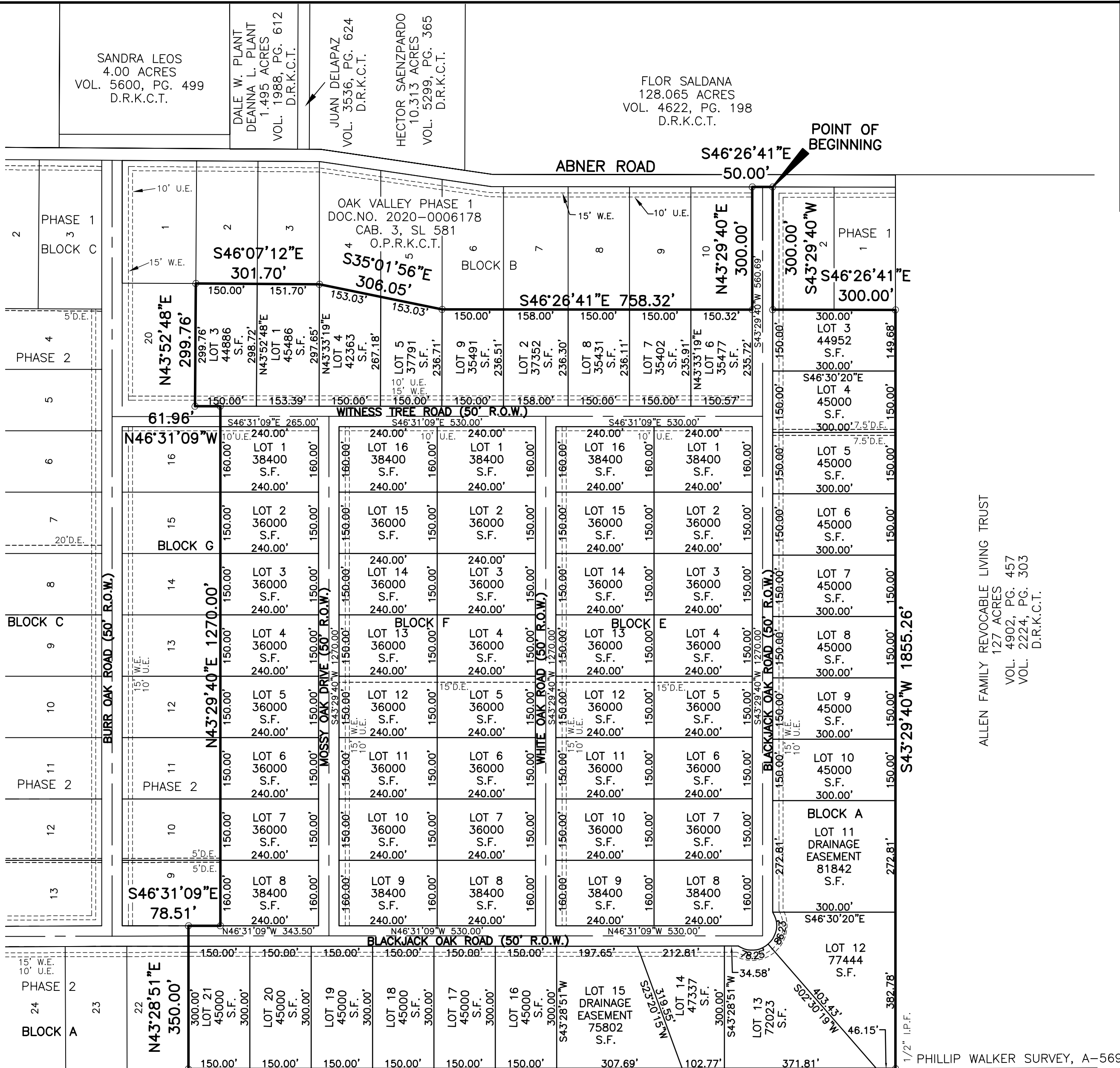
NOTES:

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone 4202.

All property corners are 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" unless otherwise noted.

Kaufman County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, drainage structures, and/or detention ponds, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, drainage structures and detention ponds and said owners agree to indemnify and save harmless Kaufman County from all claims, damages and losses arising out of resulting from performance of the obligations of said owners set forth in this paragraph.



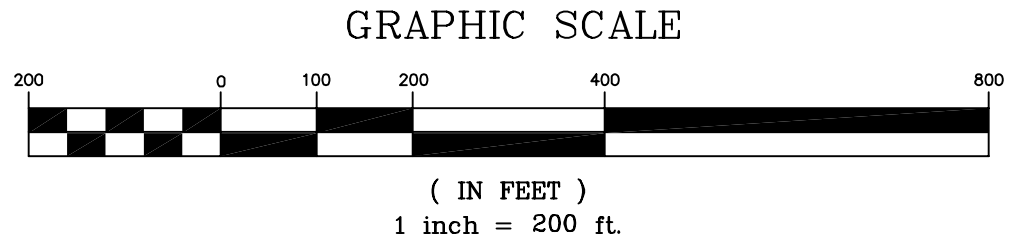
ALLEN FAMILY REVOCABLE LIVING TRUST
 127 ACRES
 VOL. 4902, PG. 457
 VOL. 2224, PG. 303
 D.R.K.C.T.

FINAL PLAT
OAK VALLEY PHASE 3

72.258 ACRES
 PHILLIP WALKER SURVEY, ABSTRACT NO. 569
 CITY OF OAK RIDGE
 KAUFMAN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2471-18	1"=200'	AUGUST 20, 2021	CP

OWNER:
 FFILP LAND HOLDINGS, LLC
 3045 LACKLAND ROAD
 FORT WORTH, TEXAS 76116
 Phone: (817) 731-7595



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

Whereas, FFILP Land Holdings, LLC, a Texas limited liability company, is the owner of a tract of land situated in the Phillip Walker Survey, Abstract No. 569, City of Oak Ridge, Kaufman County, Texas, and being part of 231.068 acres of land as conveyed to FFILP Land Holdings, LLC by deed recorded in Document No. 2020-0011274, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" on the southwest right-of-way line of Abner Road and being the north corner of Lot 2, Block A of Oak Valley Phase 1, an addition to the city of Oak Ridge, Texas according to the plat thereof recorded in Cabinet 3, Slide 581, Plat Records, Kaufman County, Texas;

Thence, South 43°29'40" West, along the northwest line of said Lot 2, a distance of 300.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the west corner of said Lot 2;

Thence, South 46°26'41" East, along the southwest line of said Phase 1, a distance of 300.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the south corner of Lot 1 of said Block A and being on the southeast line of said 231.068 acre tract and on the northwest line of a 127 acre tract of land conveyed to the Allen Family Revocable Living Trust by deed recorded in Volume 4902, Page 457, Deed Records, Kaufman County, Texas, a distance of 1855.26 feet to a 1/2" iron pin found on the northeast line of a 5 acre tract of land conveyed to Brandon R. Casas by deed recorded in Volume 5266, Page 33, Deed Records, Kaufman County, Texas and for the south corner of said 231.068 acre tract and the west corner of said 127 acre tract;

Thence, North 46°31'09" West, along the southwest line of said 231.068 acre tract, the northeast line of said Casas tract, the northeast line of a 5 acre tract of land conveyed to John Arthur Craig and Wilma Pauline Craig Revocable Trust by deed recorded in Volume 3467, Page 11, Deed Records, Kaufman County, Texas, the northeast line of a 5.015 acre tract of land conveyed to Jury Jamison Jones by deed recorded in Volume 4448, Page 171, Deed Records, Kaufman County, Texas, the northeast line of a 4.95 acre tract of land conveyed to Jury Jamison Jones by deed recorded in Volume 5559, Page 231, Official Public Records, Kaufman County, Texas, the northeast line of a 1.002 acre tract of land conveyed to Sarah Thornton and Jacob Thornton by deed recorded in Volume 5455, Page 286, Official Public Records, Kaufman County, Texas, the northeast line of a 1.000 acre tract of land conveyed to Anthony Brigham and Penny Brigham by deed recorded in Volume 1641, Page 72, Deed Records, Kaufman County, Texas, the northeast line of a 1.000 acre tract of land conveyed to Shawn L. McMillan by deed recorded in Volume 4156, Page 347, Official Public Records, Kaufman County, Texas, the northeast line of a tract of land conveyed to Tarek Abdo and Shirley Abdo by deed recorded in Volume 715, Page 406, Deed Records, Kaufman County, Texas and the northeast line of a 4.999 acre tract of land conveyed to Morgan Whatley by deed recorded in Volume 4956, Page 209, Deed Records, Kaufman County, Texas, a distance of 1728.42 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°28'51" East, a distance of 350.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°31'09" East, a distance of 78.51 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°29'40" East, a distance of 1270.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 46°31'09" West, a distance of 61.96 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°52'48" East, a distance of 299.76 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner on the southwest line of said Oak Valley Phase 1;

Thence, South 46°07'12" East, along the southwest line of said Oak Valley Phase 1, a distance of 301.70 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 35°01'56" East, along the southwest line of said Oak Valley Phase 1, a distance of 306.05 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 46°26'41" East, along the southwest line of said Oak Valley Phase 1, a distance of 758.32 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the south corner of Lot 10, Block B of said Oak Valley Phase 1;

Thence, North 43°29'40" East, along the southeast line of said Lot 10, a distance of 300.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" on the southwest right-of-way line of Abner Road and for the east corner of said Lot 10;

Thence, South 46°26'41" East, along the southwest right-of-way line of Abner Road, a distance of 50.00 feet to the Point of Beginning and containing 3,147,565 square feet or 72.258 acres of land.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT, FFILP Land Holdings, LLC, a Texas limited partnership, as owner of the above described property, does hereby adopt this plat designating the tract as the OAK VALLEY PHASE 3, an addition to the City of Oak Ridge, Kaufman County, and does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Oak Ridge, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises; the public use areas and other easements shown thereon for the purposes indicated; THAT no buildings, fences or other obstructions shall be constructed or placed upon, over or across the said easements, except as may be permitted by the said City of Oak Ridge; THAT said easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use to particular utilities, with all uses being subordinate to that of the City of Oak Ridge's; THAT the said City and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of their perspective systems located within said easements; and THAT the said City and public utilities shall at all times have the right of ingress to and egress from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone; and

THAT this plat is subject to all of the requirements of the subdivision regulations of the City of Oak Ridge, Texas.

WITNESS my hand this ____ day of _____, 2021.

FFILP Land Holdings, LLC, Owner

By: 1900 Loop 820, Inc., it's General Partner

By: Don Allen, Secretary

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Don Allen, whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose of and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the County of Kaufman.

James Barton Carroll, R.P.L.S.
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose of and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC in and for the STATE OF TEXAS

Approved by the City of Oak Ridge for filing at the office of the County Clerk of Kaufman County, Texas.

This property is located in the City of Oak Ridge, Kaufman County, Texas.

APPROVED:

Mayor of Oak Ridge, Texas Date of Approval

ATTEST:

City Secretary Date

FINAL PLAT

OAK VALLEY PHASE 3

72.258 ACRES

PHILLIP WALKER SURVEY, ABSTRACT NO. 569

CITY OF OAK RIDGE

KAUFMAN COUNTY, TEXAS

PAGE 2 OF 2

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11

972-742-4411

LAVON, TEXAS 75166

TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2471-18	1"=200'	AUGUST 20, 2021	CP

OWNER:
FFILP LAND HOLDINGS, LLC
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Phone: (817) 731-7595

EXHIBIT C

FORM OF PID DISCLOSURE

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

<p>CITY OF OAK RIDGE OAK RIDGE PUBLIC IMPROVEMENT DISTRICT No. 1 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 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

**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

[INSERT PROPERTY ADDRESS]

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. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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. 1 ESTIMATED ANNUAL INSTALLMENT SCHEDULE LOT TYPE 1					
TAX YEAR	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2022	\$534.45	\$1,436.82	\$109.27	\$2,080.55	\$30,768.84
2023	\$556.80	\$1,412.29	\$111.46	\$2,080.55	\$30,212.04
2024	\$580.13	\$1,386.73	\$113.69	\$2,080.55	\$29,631.91
2025	\$604.48	\$1,360.10	\$115.96	\$2,080.55	\$29,027.43
2026	\$629.91	\$1,332.36	\$118.28	\$2,080.55	\$28,397.52
2027	\$656.46	\$1,303.45	\$120.64	\$2,080.55	\$27,741.06
2028	\$684.17	\$1,273.31	\$123.06	\$2,080.55	\$27,056.89
2029	\$713.12	\$1,241.91	\$125.52	\$2,080.55	\$26,343.77
2030	\$743.34	\$1,209.18	\$128.03	\$2,080.55	\$25,600.43
2031	\$774.90	\$1,175.06	\$130.59	\$2,080.55	\$24,825.53
2032	\$807.85	\$1,139.49	\$133.20	\$2,080.55	\$24,017.68
2033	\$842.27	\$1,102.41	\$135.87	\$2,080.55	\$23,175.41
2034	\$878.21	\$1,063.75	\$138.58	\$2,080.55	\$22,297.20
2035	\$915.75	\$1,023.44	\$141.35	\$2,080.55	\$21,381.44
2036	\$954.96	\$981.41	\$144.18	\$2,080.55	\$20,426.49
2037	\$995.91	\$937.58	\$147.07	\$2,080.55	\$19,430.58
2038	\$1,038.68	\$891.86	\$150.01	\$2,080.55	\$18,391.90
2039	\$1,083.35	\$844.19	\$153.01	\$2,080.55	\$17,308.55
2040	\$1,130.02	\$794.46	\$156.07	\$2,080.55	\$16,178.53
2041	\$1,178.76	\$742.59	\$159.19	\$2,080.55	\$14,999.77
2042	\$1,229.69	\$688.49	\$162.37	\$2,080.55	\$13,770.08
2043	\$1,282.88	\$632.05	\$165.62	\$2,080.55	\$12,487.20
2044	\$1,338.45	\$573.16	\$168.93	\$2,080.55	\$11,148.75
2045	\$1,396.51	\$511.73	\$172.31	\$2,080.55	\$9,752.24
2046	\$1,457.16	\$447.63	\$175.76	\$2,080.55	\$8,295.08
2047	\$1,520.53	\$380.74	\$179.27	\$2,080.55	\$6,774.55
2048	\$1,586.74	\$310.95	\$182.86	\$2,080.55	\$5,187.81
2049	\$1,655.91	\$238.12	\$186.51	\$2,080.55	\$3,531.90
2050	\$1,728.19	\$162.11	\$190.24	\$2,080.55	\$1,803.71
2051	\$1,803.71	\$82.79	\$194.05	\$2,080.55	\$0.00
TOTAL	\$31,303.29	\$26,680.18	\$4,432.94	\$62,416.41	

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

[INSERT PROPERTY ADDRESS]

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. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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. 1 ESTIMATED ANNUAL INSTALLMENT SCHEDULE LOT TYPE 1					
TAX YEAR	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2022	\$534.45	\$1,436.82	\$109.27	\$2,080.55	\$30,768.84
2023	\$556.80	\$1,412.29	\$111.46	\$2,080.55	\$30,212.04
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2025	\$604.48	\$1,360.10	\$115.96	\$2,080.55	\$29,027.43
2026	\$629.91	\$1,332.36	\$118.28	\$2,080.55	\$28,397.52
2027	\$656.46	\$1,303.45	\$120.64	\$2,080.55	\$27,741.06
2028	\$684.17	\$1,273.31	\$123.06	\$2,080.55	\$27,056.89
2029	\$713.12	\$1,241.91	\$125.52	\$2,080.55	\$26,343.77
2030	\$743.34	\$1,209.18	\$128.03	\$2,080.55	\$25,600.43
2031	\$774.90	\$1,175.06	\$130.59	\$2,080.55	\$24,825.53
2032	\$807.85	\$1,139.49	\$133.20	\$2,080.55	\$24,017.68
2033	\$842.27	\$1,102.41	\$135.87	\$2,080.55	\$23,175.41
2034	\$878.21	\$1,063.75	\$138.58	\$2,080.55	\$22,297.20
2035	\$915.75	\$1,023.44	\$141.35	\$2,080.55	\$21,381.44
2036	\$954.96	\$981.41	\$144.18	\$2,080.55	\$20,426.49
2037	\$995.91	\$937.58	\$147.07	\$2,080.55	\$19,430.58
2038	\$1,038.68	\$891.86	\$150.01	\$2,080.55	\$18,391.90
2039	\$1,083.35	\$844.19	\$153.01	\$2,080.55	\$17,308.55
2040	\$1,130.02	\$794.46	\$156.07	\$2,080.55	\$16,178.53
2041	\$1,178.76	\$742.59	\$159.19	\$2,080.55	\$14,999.77
2042	\$1,229.69	\$688.49	\$162.37	\$2,080.55	\$13,770.08
2043	\$1,282.88	\$632.05	\$165.62	\$2,080.55	\$12,487.20
2044	\$1,338.45	\$573.16	\$168.93	\$2,080.55	\$11,148.75
2045	\$1,396.51	\$511.73	\$172.31	\$2,080.55	\$9,752.24
2046	\$1,457.16	\$447.63	\$175.76	\$2,080.55	\$8,295.08
2047	\$1,520.53	\$380.74	\$179.27	\$2,080.55	\$6,774.55
2048	\$1,586.74	\$310.95	\$182.86	\$2,080.55	\$5,187.81
2049	\$1,655.91	\$238.12	\$186.51	\$2,080.55	\$3,531.90
2050	\$1,728.19	\$162.11	\$190.24	\$2,080.55	\$1,803.71
2051	\$1,803.71	\$82.79	\$194.05	\$2,080.55	\$0.00
TOTAL	\$31,303.29	\$26,680.18	\$4,432.94	\$62,416.41	