BY DEPUTY:

Stephanie Granberry

Exhibit A-1 GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1 Westchester

Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.09 per \$100 of appraised value. The FY 2023 rate was \$0.09 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Valu \$1,4	e 410,725,470		ssess Rate 0.09	Revenue \$ 1,269,653		
Description Beginning Balance (Projected)	Account	\$	2024 809,000	\$	2025 595,910	2026 \$ 583,371	2027 \$ 707,759	2028 \$ 1,156,653
P.I.D. Assessment City Contribution	42620 49780	\$	1,269,653 58,256		51,396,618 58,256	\$ 1,536,280 58,256	\$ 1,689,908 58,256	\$ 1,858,899 58,256
TOTAL INCOME		\$	1,327,909	. \$	1,454,874	\$ 1,594,536	\$ 1,748,164	\$ 1,917,155
Amount Available		\$	2,136,909	. \$	2,050,785	\$ 2,177,907	\$ 2,455,923	\$ 3,073,808
EXPENSES:								
Description			2024		2025	2026	2027	2028
Office Supplies	60020	\$	1,800	9	1,800	\$ 1,800	\$ 1,800	\$ 1,800
Decorations	60132		40,000		40,000	40,000	40,000	40,000
Beautification	60490		200,000		200,000	200,000	200,000	200,000
Wall Maintenance	60776		75,000		75,000	50,000	50,000	50,000
Professional Engineering Services	61041		12,000		12,000	12,000	12,000	12,000
Mowing Contractor	61225		307,789		323,178	339,337	356,304	374,119
Tree Services	61226		80,000		80,000	80,000	80,000	80,000
Collection Service (\$2.90/Acct)	61380		9,860		9,860	9,860	9,860	9,860
Misc.	61485		1,000		1,000	1,000	1,000	1,000
Admin./Management	61510		29,700		31,185	32,744	34,381	36,101
Postage	61520		50		50	50	50	50
Electric Power	62030		6,300		6.615	6,946	7,293	7.658
Water Utility	62035		175,000		183,750	192,938	202,584	212.714
Irrigation System Maint.	63065		75,000		,	•	•	
Decorative Lighting Maintenance	63146				75,000	75,000	75,000	75,000
Property Insurance Premium			18,000		18,000	18,000	18,000	18,000
• •	64080		6,000		6,300	6,615	6,946	7,293
Liability Insurance Premium	64090		3,500		3,675	3,859	4,052	4,254
Fencing*	68061		500,000		400,000	400,000	200,000	200,000
Construction	68540		-		-	-	-	-
TOTAL EXPENSES		\$	1,540,999		\$ 1,467,413	\$ 1,470,148	\$ 1,299,270	\$ 1,329,848
Ending Balance*		\$	595,910		\$ 583,371	\$ 707,759	\$ 1,156,653	\$ 1,743,959
Avg. Annual Assessment by Hom	e Value:			- •				
Value	·	Y	rly Assmnt.					
\$100,000)	•	\$90	1		Ava F	Property Value:	\$ 414,919
\$200,000			\$180				y Assessment.	
\$300,000			\$270				, of Properties:	
\$400,000			\$360			NO	. or i Toperdes.	5,400
\$500,000			\$450					
\$600,000			\$540					
*Future wall replacements	•		ΨΟΨΟ	'				

FILED: Sep 25, 2023, 8:44 am Stephanie Granberry

BY DEPUTY:

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO City of Grand Prairie (INSert name of municipality or county levying assessment) CONCERNING THE FOLLOWING PROPERTY

(insert property address) As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie , 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 "District") created under Subchapter A. Chapter 372, (insert Subchapter A, Chapter 372, Local Westchester PID (insert name of public improvement district) (insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable)

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 City of Grand Prairie

The exact amount of each annual installment will be approved each year by Grand Prairie City Council (insert name of city council or county)

commissioners court, as applicable)

in the annual service plan update for the district. More information accounty

City of Grand Prairie

City of Grand Prairie City of Grand Prairie commissioners court, as applicable)
the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable) 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, Signature of Seller Date Signature of Seller Date 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



Signature of Buyer

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approved or promulgated contract forms. Such approved relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 53-0.

Signature of Buyer

Date

BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 2 Whispering Oaks Five Year Service Plan 2024 - 2028 BUDGET

Income based on Fixed Rate Assessment of \$475 per improved lot and \$237.50 per unimproved lot within the district.

INCOME:

Description Beginning Balance (Estimated)	Account	\$ 2024 18,500	\$ 2025 8,071	\$	2026 9,035	\$	2027 9,374	\$ 2028 9,070
P.I.D. Assessment City Contribution	42620 49780	\$ 13,300 1,003	\$ 13,300 1,003	\$	13,300 1,003	\$	13,300 1,003	\$ 13,300 1,003
TOTAL INCOME		\$ 14,303	\$ 14,303	\$	14,303	\$	14,303	\$ 14,303
Amount Available		\$ 32,803	\$ 22,374	\$	23,338	\$	23,677	\$ 23,373
EXPENSES:								
Description		2024	2025		2026		2027	2028
Beautification	60490	\$ 1,700	\$ 1,700	\$	1,700	\$	1,700	\$ 1,700
Wall Maintenance**	60776	7,000	-		-		-	-
Security Cameras	61165	-	-		•		-	-
Mowing Contractor	61225	6,142	6,449		6,772		7,110	7,466
Collection Service (\$2.90/Acct)	61380	81	81		81		81	81
Misc.	61485	50	50		50		50	50
Admin./Management	61510	-	-		-		-	
Postage	61520	14	14		14		14	14
Electric Power	62030	160	168		176		185	194
Water Utility	62035	775	814		854		897	942
Irrigation System Maint.	63065	500	500		500		500	500
Decorative Lighting Maintenance****	63146	5,000	-		-		-	-
Property Insurance Premium	64080	60	63		66		69	73
Liability Insurance Premium*	64090	3,250	3,500		3,750		4,000	4,250
Fencing	68601	-	-		-		-	-
Landscaping	68250	-	-		-		-	•
Irrigation System		 **	 -	-			-	 -
TOTAL EXPENSES		\$ 24,732	\$ 13,339	<u>\$</u>	13,964	<u>\$</u>	14,607	\$ 15,270
Ending Balance***		\$ 8,071	\$ 9,035	\$	9,374	\$	9,070	\$ 8,103

Improved lots are based at \$475 per year. Unimproved lots are based at \$237.50 per year.

Avg. Property Value: \$ 368,735
Avg. Property Assessment: \$ 475
No. of Properties: 28

^{*}Includes Officers/Directors Liability & Supplemental Property/General Liability

^{**}Fence staining

^{***}Future fence replacement

^{****}Entrance lighting

FILED: Sep 25, 2023, 8:44 am

BY DEPUTY: Stephanie Granberry



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment) (CONCERNING THE FOLLOWING PROPERTY)

(insert property address) As the purchaser of the real property described above, you are obligated to pay assessments to $\frac{\text{City of Grand Prairie}}{\text{(Insert name of municipality or county, as applicable)}}\text{, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within$ Subchapter A, Chapter 372, (insert Subchapter A, Chapter 372, Local Whispering Oaks PID __ (the "District") created under_ (Insert name of public improvement district). (Insert name of public improvement district). (Insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable).

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 City of Grand Prairie

The exact amount of each annual installment will be approved each year by Grand Prairie City Council (Insert name of city council or county commissioners court, as applicable)

In the annual service plan update for the district. More information acounty commissioners court, as applicable)

City of Grand Prairie City of Grand Prairie the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie

(Insert name of municipality) or county, as applicable) 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. Signature of Seller Date Signature of Seller Date 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



Signature of Buyer

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 53-0.

Signature of Buyer

Date

BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 4 Brookfield

Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value. The FY 2023 rate was \$0.11 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Valu \$64	ue 4,591,240	Ass \$	sess Rate 0.11	\$	Revenue 71,050		
Description Beginning Balance (Estimated)	Account	\$	2024 49,000	\$	2025 59,141	\$	2026 84,524	2027 \$ 115,769	2028 \$ 153,558
P.I.D. Assessment City Contribution	42620 49780	-	71,050 4,244	\$	78,155 4,244	\$	85,971 4,244	\$ 94,568 4,244	\$ 104,025 4,244
TOTAL INCOME		\$	75,294	\$	82,399	\$	90,215	\$ 98,812	\$ 108,269
Amount Available		\$	124,294	\$	141,540	<u>\$</u>	174,739	\$ 214,581	\$ 261,827
EXPENSES:									
Description			2024		2025		2026	2027	2028
Office Supplies	60020	\$	420	\$	420	\$	420	\$ 420	\$ 420
Decorations	60132		4,000		4,000		4,000	4,000	4,000
Beautification	60490		10,000		3,000		3,000	3,000	3,000
Wall Maintenance	60776		5,000		5,000		5,000	5,000	5,000
Professional Engineering Svcs*	61041		3,000		-		-	-	-
Mowing Contractor	61225		17,547		18,424		19,346	20,313	21,328
Collection Service (\$2.90/Acct)	61380		498.80		499		499	499	499
Admin./Management	61510		11,088		11,642		12,225	12,836	13,478
Electric Power	62030		500		525		551	579	608
Water Utility	62035		7,500		7,875		8,269	8,682	9,116
Irrigation System Maint.	63065		5,000		5,000		5,000	5,000	5,000
Property Insurance Premium	64080		400		420		441	463	486
Liability Insurance Premium	64090		200		210		221	232	243
			-				-		**
TOTAL EXPENSES		\$	65,154	\$	57,016	\$	58,970	\$ 61,023	\$ 63,178
Ending Balance**		\$	59,141	\$	84,524	<u>\$</u>	115,769	<u>\$ 153,558</u>	\$ 198,649
Avg. Annual Assessment by Ho	me Value	_							
Value			ly Assmnt.						
\$200,000		\$	220						
\$300,000		\$	330					perty Value:	
\$400,000		\$	440			Avg		Assessment:	
\$500,000		\$	550				No. c	of Properties:	172

^{*}Reserve study

^{**}Future wall repairs and replacements

Stephanie Granberry



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY

	(insert propei	ty address)	And the second s
As the purchaser of the real p		above, you are obligated to	pay assessments to
City of Grand Prairie (insert name of municipality or county, as appli services project (the "Authorized I	^{icable)} mprovements") ur	dertaken for the benefit of t	he property within
Brookfield PID	(the "Distric	ct") created under <u>Subchapte</u> (insert Subchap	r A, Chapter 372,
(Insert name of public improvement district LOCAL GOVERNMENT	Code		ter A, Chapter 372, Local
Government Code, or Chapter 382, Local Gover AN ASSESSMENT HAS BE	nment Code, as applicable	INST YOUR PROPERTY FOR	THE AUTHORIZED
IMPROVEMENTS, WHICH MAY BE	PAID IN FULL AT	ANY TIME. IF THE ASSESSME	NT IS NOT PAID IN
FULL, IT WILL BE DUE AND PAYAE	BLE IN ANNUAL INS	STALLMENTS THAT WILL VARY	FROM YEAR TO YEAR
DEPENDING ON THE AMOUNT OF	INTEREST PAID, C	OLLECTION COSTS, ADMINIST	RATIVE COSTS, AND
DELINQUENCY COSTS.	•	·	·
The exact amount of the asse	ssment may be ob	tained from City of Gra	and Prairie
The exact amount of the asse The exact amount of each annual	installment will be	approved each year by Grand	ty or county, as applicable) Prairie City Council
commissioners court, as applicable) in the	annual service pla	(Insert nai	ne of city council or county
commissioners court, as applicable) the assessments, including the a	mounts and due c	ates may be obtained from Ci	ty of Grand Prairie
		(i	nsert name of municipality
or county, as applicable) Your failure to nay any asses	sment or any ann	ual installment may result in pe	analties and interest
being added to what you owe or in	·	· · · · · · · · · · · · · · · · · · ·	maracs and meerest
being duded to what you owe of h	ra nen on ana tre	rorcelosure or your property.	
Signature of Seller	Date	Signature of Seller	Date
-		•	
The undersigned nurchaser	acknowledges rece	eipt of this notice before the	effective date of a
binding contract for the purchase	of the real proper	ty at the address described abo	ve.
Signature of Buyer	Date	Signature of Buyer	Date
		•	



BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 6 Walingford Village

Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.085 per \$100 of appraised value. The FY 2023 rate was \$0.085 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Valu \$7	ie 0,283,820	Ass \$	ess Rate 0 085	\$	Revenue 59,741				
Description Beginning Balance (Estimated)	Account	\$	2024 57,000	\$	2025 21,360	\$	2026 45,579	\$	2027 74,674	\$	2028 109,218
P.I.D. Assessment City Contribution	42620 49780	\$	59,741 1,493	\$	65,715 1,493	\$	72,287 1,493	\$	79,516 1,493	\$	87,467 1,493
TOTAL INCOME		\$	61,234	\$	67,208	\$	73,780	\$	81,009	\$	88,960
Amount Available		\$	118,234	\$	88,568	\$	119,359	\$	155,683	<u>\$</u>	198,178
EXPENSES:											
Description			2024		2025		2026		2027		2028
Office Supplies	60020	\$	100	\$	100	\$	100	\$	100	\$	100
Decorations	60132		-		-		-		-		-
Beautification*	60490		55,000		5,000		5,000		5,000		5,000
Wall Maintenance	60776		1,000		1,000		1,000		1,000		1,000
Mowing Contractor	61225		17,074		17,928		18,824		19,765		20,754
Collection Service (\$2.90/Acct)	61380		655		655		655		655		655
Misc.	61485		25		25		25		25		25
Admin./Management	61510		5,940		6,237		6,549		6,876		7,220
Postage	61520		300		300		300		300		300
Electric Power	62030		350		368		386		405		425
Water Utility	62035		2,000		2,100		2,205		2,315		2,431
Irrigation System Maint.	63065		1,500		1,500		1,500		1,500		1,500
Decorative Lighting Maintenance**	63146		6,000		500		500		500		500
Property Insurance Premium	63147		130		137		143		150		158
Liability Insurance Premium	64090		6,800		7,140		7,497		7,872		8,265
Architect'L/Engineering Servcs	68240		-		-		-		-		-
Landscaping	68250		-		-				-		-
TOTAL EXPENSES		<u>\$</u>	96,874	\$	42,989	<u>\$</u>	44,685	<u>\$</u>	46,465	<u>\$</u>	48,334
Ending Balance***		<u>\$</u>	21,360	<u>\$</u>	45,579	<u>\$</u>	74,674	\$	109,218	\$	149,844
Avg. Annual Assessment by Hor Value \$150,000 \$200,000 \$250,000 \$300,000 \$350,000	ne Value:	Yr	ly Assmnt. \$128 \$170 \$213 \$255 \$298			A۱	vg. Property	/ As	erty Value: sessment: Properties:	\$	310,990 264 226

^{*}Flowerbed installation/renovation

^{**}Monument lighting installation

^{***}Future wall repairs/replacement

FILED: Sep 25, 2023, 8:44 am

BY DEPUTY: Stephanie Granberry



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment) CONCERNING THE FOLLOWING PROPERTY

(insert property address) As the purchaser of the real property described above, you are obligated to pay assessments to <u>City of Grand Prairie</u>, 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 City of Grand Prairie Walingford Village PID (the "District") created under Subchapter A, Chapter 372, (insert Subchapter A, Chapter 372, Local (insert name of public improvement district) (insert name of public improvement district) (insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Code content Code, or Chapter 382, Local Government Code, as applicable)

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 DELINOUENCY COSTS. City of Grand Prairie The exact amount of the assessment may be obtained from City of Grand Prairie

(Insert name of municipality or county, as applicable)

The exact amount of each annual installment will be approved each year by Grand Prairie City Council (Insert name of city council or county commissioners court, as applicable)

In the annual service plan update for the district. More information or county commissioners court, as applicable) the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie

(Insert name of municipality) or county, as applicable) 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. Signature of Seller Date Signature of Seller Date 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.



Signature of Buyer

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Signature of Buyer

Date

Date

BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 7 Lake Parks

Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value. The FY 2023 rate was \$0.11 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Valu	ie 20,013,188	Ass \$	sess Rate 0.11	, \$	Revenue 572,015				
Appraised Value		Ψυ	20,010,100	Ψ	0,11	Ψ	372,013				
Description	Account		2024		2025		2026		2027		2028
Beginning Balance (Projected)		\$	169,000	\$	91,744	\$	257,135	\$	470,168	\$	736,369
P.I.D. Assessment	42620	\$	572,015	\$	629,216	\$	692,138	\$	761,351	\$	837,486
City Contribution	49780		21,269		21,269	_	21,269		21,269		21,269
TOTAL INCOME		\$	593,284	\$	650,485	\$	713,407	\$	782,620	\$	858,755
Amount Available		\$	762,284	\$	742,228	<u>\$</u>	970,542	\$	1,252,788	\$_	1,595,124
EXPENSES:											
Description			2024		2025		2026		2027		2028
Office Supplies	60020	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	2,000
Decorations	60132		42,000		42,000		42,000		42,000		42,000
Beautification	60490		85,000		85,000		85,000		85,000		85,000
Wall Maintenance	60776		5,000		5,000		5,000		5,000		5,000
Mowing Contractor	61225		139,875		146,869		154,212		161,923		170,019
Collection Service	61380		3,865		3,865		3,865		3,865		3,865
Misc.	61485		1,400		1,400		1,400		1,400		1,400
Admin./Management	61510		20,790		21,830		22,921		24,067		25,270
Postage	61520		50		50		50		50		50
Electric Power	62030		16,000		16,800		17,640		18,522		19,448
Water Utility	62035		66,000		69,300		72,765		76,403		80,223
Pond/Canal Maintenance-Aquatic	63038		36,000		37,800		39,690		41,675		43,758
Pond/Canal Maintenance-Equip	63039		10,000		10,500		11,025		11,576		12,155
Irrigation System Maint.	63065		22,000		22,000		22,000		22,000		22,000
Playground/Picnic Area Maintenan			8,160		8,160		8,160		8,160		8,160
Decorative Lighting Maintenance	63146		10,000		10,000		10,000		10,000		10,000
Property Insurance Premium	64080		1,200		1,260		1,323		1,389		1,459
Liability Insurance Premium	64090		1,200		1,260		1,323		1,389		1,459
Fencing	68061		-		•		-		-		-
Irrigation around Pond			-		-		-		-		*
Construction Miscellaneous	68151		-		-		-		-		-
Pond Improvement	68206		200,000								
Construction	68540				*	*****				_	-
TOTAL EXPENSES		<u>\$</u> _	670,540	<u>\$</u>	485,093	\$	500,374	\$	516,419	<u>\$</u>	533,266
Ending Balance*		\$	91,744	\$	257,135	<u>\$</u>	470,168	<u>\$</u>	736,369	<u>\$</u>	1,061,858
Avg. Annual Assessment by Hor	ne Value:										
Value		Y	ly Assmnt.								
\$100,000			\$110								
\$200,000			\$220				Avg.	Pro	perty Value:	\$	407,215
\$300,000			\$330			,	Avg. Prope	rty /	Assessment:	\$	448
\$400,000			\$440				N	o. c	f Properties:		1,277
\$500,000			\$550						-		•
\$600,000			\$660								

^{*}Pond dredging, brick wall replacements (Matthew, Doryn, entrances)

FILED: Sep 25, 2023, 8:44 am

BY DEPUTY: Stephanie Granberry

TREC

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY

TEXAS

As the nurchaser of the real pro		rty address)	
		above, you are obligated to p	
City of Grand Prairie	, Texas, for	the costs of a portion of a pub	lic improvement or
City of Grand Prairie (insert name of municipality or county, as applical services project (the "Authorized Im	^{ble)} provements") ui	ndertaken for the benefit of t	ne property within
Lake Parks PID	(the "Distri	ct") created under Subchapter (insert Subchapter	A, Chapter 372,
Local Government C	oue		er A, Chapter 372, Local
Government Code, or Chapter 382, Local Governm	ent Code, as applicable	INST YOUR PROPERTY FOR	THE AUTHORIZED
IMPROVEMENTS, WHICH MAY BE P	AID IN FULL AT	ANY TIME, IF THE ASSESSME	NT IS NOT PAID IN
FULL, IT WILL BE DUE AND PAYABLI			
DEPENDING ON THE AMOUNT OF IN	NTEREST PAID, (COLLECTION COSTS, ADMINISTR	RATIVE COSTS, AND
DELINOUENCY COSTS.	·	·	,
The exact amount of the assess	ment may be ob	tained from City of Gra	nd Prairie
The exact amount of the assess The exact amount of each annual in	stallment will be	(insert name of municipality approved each year by Grand F	y or county, as applicable) Prairie City Council
commissioners court, as applicable)	nnual carvice nl	(Insert name)	ne of city council or county
commissioners court, as applicable) the assessments, including the am	ounts and due	dates may be obtained from Cit	v of Grand Prairie
the assessments, including the am	ounts and due t	(in	sert name of municipality
or county, as applicable)			
	•	ual installment may result in pe	naities and interest
being added to what you owe or in a	illen on and the	foreclosure of your property.	
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
		-	- 1112
The undersigned purchaser ac	knowledges rec	eipt of this notice before the ϵ	effective date of a
	knowledges rec	eipt of this notice before the ϵ	effective date of a
The undersigned purchaser ac	knowledges rec	eipt of this notice before the ϵ	effective date of a
The undersigned purchaser ac	knowledges rec	eipt of this notice before the ϵ	effective date of a
The undersigned purchaser ac	knowledges rec	eipt of this notice before the ϵ	effective date of a
The undersigned purchaser ac	knowledges rec	eipt of this notice before the ϵ	effective date of a
The undersigned purchaser ac binding contract for the purchase o	knowledges rec f the real proper	eipt of this notice before the e ty at the address described abov	effective date of a re.
The undersigned purchaser ac	knowledges rec	eipt of this notice before the ϵ	effective date of a



FILED: Sep 25, 2023, 8:44 am

BY DEPUTY:

Stephanie Granberry

GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8

Peninsula Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.115 per \$100 of appraised value. Service Plan projects a 10% increase in assessed value per year.

1 . .

INCOME: Appraised Value		Valu 2,	e 453,002,808	As \$	sess Rate 0.115		Revenue 2,820,953				
Description Beginning Balance (Estimated)	Account	\$	2024 121,480	\$	2025 82,231	\$	2026 85,730	\$	2027 233,786	\$	2028 480,182
P.I.D. Assessment	42620	\$	2,820,953		3,180,855		3,110,214		3,495,659		3,935,277
Developer Participation (L V)	46110		5,900		6,195		6,505		6,830		7,171
City Contribution	49780		112,521	_	112,521	•	112,521		112,521	_	112,521
TOTAL INCOME		\$	2,939,374	\$	3,299,571	<u>\$</u>	3,229,240	<u>\$</u>	3,615,010	<u>\$</u>	4,054,969
Amount Available		\$	3,060,854	\$	3,381,802	<u>\$</u>	3,314,970	<u>\$</u>	3,848,796	<u>\$</u>	4,535,151
EXPENSES:											
Description			2024		2025		2026		2027		2028
Supplies	60020	\$	500	\$	500	\$	500	\$	500	\$	500
Decorations	60132		89,005		93,455		98,128		103,034		108,186
Beautification	60490		200,000		300,000		100,000		100,000		100,000
Wall Maintenance	60776		213,000		213,000		213,000		213,000		213,000
Professional Engineering Services	61041		- -		740 640		- 755 400		700 000		-
Mowing Tree Services	61225 61226		685,250		719,513		755,488		793,263		832,926
Collection Service	61380		188,500 13,538		13,848		14,158		197,925 14,468		44.770
Misc	61485		1,000		1,000		1,000		1,000		14,778 1,000
Accounting/Audit	01700		1,000		1,000		1,000		1,000		1,000
Admin./Management	61510		30,030		31.532		33,108		34,763		36,502
Postage	61520		100		100		100		100		100
Banners	61601		-		-		-		-		-
Electric Power	62030		55,000		57,800		60,700		63,700		66,900
Water Utility	62035		300,000		315,000		331,000		348,000		365,000
Bldgs And Grounds Maint.	63010		2,000		2,000		2,000		2,000		2,000
Pavement Leveling	63031		21,000		22,100		23,200		24,400		25,600
Pond Maint-Dredging	63037		75,000		200,000		-		-		-
Pond Maint-Aquatic	63038		123,200		129,400		135,900		142,700		149,800
Pond Maint-Equipment	63039		45,000		47,300		49,700		52,200		54,800
Water Well Maintenance	63045		8,500		8,925		9,371		9,840		10,332
Irngation System Maintenance Decorative Roadway Signs Maint	63065 63115		210,000		220,500		231,525		243,101		255,256
Playgrounds/Picnic Area Maint.	63135		3,500 6,500		3,500 6,500		3,500 6,500		3,500 6,500		3,500 6,500
Decorative Lighting Maint.	63146		30,000		31,500		33,075		34,729		36,465
Property Insurance Premium	64080		6,000		6,300		6,615		6,946		7,293
Liability Insurance Premium	64090		6,000		6,300		6,615		6,946		7,293
Construction Miscellaneous	68151		-		-				0,0.0		7,200
Pond Improvement	68206		600,000		800,000		900,000		900,000		1,200,000
Fountains	68207		50,000		50,000		50,000		50,000		50,000
Street Signs	68210		-		-		•		•		-
Other Equipment	68360		-		•		-		-		-
Construction	68540		-		-		•		-		-
Irrigation Systems	68635				-		-		-		-
Water Wells (Tr To Wter, 5005)	90009		16,000		16,000	_	16,000	_	16,000		16,000
TOTAL EXPENSES		<u>\$</u>	2,978,623	<u>\$</u>	3,296,072	<u>\$</u>	3,081,183	<u>\$</u>	3,368,614	<u>\$</u>	3,563,731
Ending Balance*		\$	82,231	\$	85,730	\$	233,786	\$	480,182	\$	971,420
Avg. Annual Assessment by Home	Value										
Value	Yalue:	v	rly Assmnt								
\$100,000)	,	ny Assinin \$115								
\$200,000			\$230				Avo	Pro	perty Value:	\$	559,153
\$300,000			\$345						Assessment.		
\$400,000			\$460						f Properties:	•	4,387
\$500,000			\$575								•
\$600,000			\$690								
\$700,000)		\$805								

^{*}Future wall replacement



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY

TEXAS

As the numbered of the west was and	(insert prope	erty address)	
As the purchaser of the real property of		above, you are obligated to pay as	ssessments to
City of Grand Prairie , 7	exas, for	the costs of a portion of a public im	provement or
City of Grand Prairie, , 7 (Insert name of municipality or county, as applicable) Services project (the "Authorized Improven	nents") u	ndertaken for the benefit of the pro	pperty within
Peninsula PID (+		ct") created under <u>Subchapter A, C</u> (insert Subchapter A, Ch	hapter 372.
LOCAL GOVERNMENT Code			apter 372, Local
Government Code, or Chapter 382, Local Government Code.	as applicabl	e) . INST YOUR PROPERTY FOR THE	AUTHORIZED
IMPROVEMENTS, WHICH MAY BE PAID IN	I FULL A	TANY TIME. IF THE ASSESSMENT IS	NOT PAID IN
FULL, IT WILL BE DUE AND PAYABLE IN AN	NUAL IN	STALLMENTS THAT WILL VARY FROM	YEAR TO YEAR
DEPENDING ON THE AMOUNT OF INTERES	T PAID,	COLLECTION COSTS, ADMINISTRATIVE	COSTS, AND
DELINQUENCY COSTS.			ŕ
The exact amount of the assessment n	nay be ob	otained from City of Grand Pr	<u>airie</u>
The exact amount of the assessment no The exact amount of each annual installme commissioners court, as applicable) in the annual statement of the commissioners court, as applicable in the annual statement of the commissioners court, as applicable in the annual statement of the commissioners court, as applicable in the annual statement of the commissioners court, as applicable in the assessment of the ass	nt will be	approved each year by Grand Prairie	City Council
in the annual s	service pl	insert name of city) an update for the district. More inform	council or county ation about
commissioners court, as applicable) the assessments, including the amounts a	and due	dates, may be obtained from City of G	rand Prairie
		(insert nam	e of municipality
or county, as applicable) Your failure to pay any assessment or	anv ann	ual installment may result in penalties	and interest
being added to what you owe or in a lien or			
, ,		ro, salesa, a di year propercy.	
Cianatura of Callan	Data		
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
The undersigned purchaser acknowle binding contract for the purchase of the re	dges rec	eipt of this notice before the effective	
The undersigned purchaser acknowle	dges rec	eipt of this notice before the effective	
The undersigned purchaser acknowle	dges rec	eipt of this notice before the effective	
The undersigned purchaser acknowle	dges rec	eipt of this notice before the effective	
The undersigned purchaser acknowle	dges rec	eipt of this notice before the effective	
The undersigned purchaser acknowle	dges rec	eipt of this notice before the effective	
The undersigned purchaser acknowle	dges rec	eipt of this notice before the effective	



FILED: Sep 25, 2023, 8:44 am

BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 9 High Hawk Five Year Service Plan 2024 - 2027 BUDGE8

Income based on Assessment Rate of \$0.18 per \$100 of appraised value. The FY 2023 rate was \$0.18 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Valu \$29	ue 96,743,173	Ass \$	ess Rate 0 18	\$	Revenue 534,138				
Description Beginning Balance (Estimated)	Account	\$	2024 291,000	\$	2025 79,084	\$	2026 281,972	\$	2027 431,827	\$	2028 733,937
P I D. Assessment City Contribution	42620 49780	\$	534,138 4,035	\$	587,551 4,035	\$	646,307 4,035	\$	710,937 4,035	\$	782,031 4,035
TOTAL INCOME		<u>\$</u>	538,173	\$	591,586	\$	650,342	\$	714,972	\$_	786,066
Amount Available		<u>\$</u>	829,173	\$	670,670	<u>\$</u>	932,313	<u>\$</u>	1,146,800	\$	1,520,003
EXPENSES:											
Description			2024		2025		2026		2027		2028
Office Supplies	60020	\$	1,500	\$	1.500	\$	1,500	\$	1,500	\$	1,500
Decorations	60132		25,000		25,000	•	25,000	•	25,000	•	25,000
Public Relations	60160		4,500		4,500		4,500		4,500		4,500
Beautification ¹	60490		30,000		30,000		30,000		30,000		30,000
Graffiti Cleanup	60775		1,000		1,000		1,000		1,000		1,000
Wall Maintenance	60776		20,000		20,000		20,000		20,000		20,000
Professional Engineering Svc ²	61041		4,000		_		-		-		4,000
Mowing Contractor	61225		105,158		110,416		115,937		121,734		127,820
Tree Services	61226		20,000		20,000		20,000		20,000		20,000
Collection Service	61380		1,955		1,955		1,955		1,955		1,955
Misc.	61485		500		500		500		500		500
Admin /Management	61510		13,860		14,553		15,281		16,045		16,847
Postage	61520		1,500		1,500		1,500		1,500		1,500
Building Security Expenses	61560		1,500		1,575		1,654		1,736		1,823
Electric Power	62030		8,000		8,400		8,820		9,261		9,724
Water Utility	62035		38,000		39,900		41,895		43,990		46,189
Bidgs & Grounds Maintenance Pond Maintenance-Aquatic	63010		17,500		17,500		17,500		17,500		17,500
Pond Maintenance-Aquatic Pond Maintenance-Equipment	63038 63039		4,500 5,000		4,725 5,250		4,961 5,513		5,209		5,470
Irrigation System Maint.	63065		10,000		10,000		10,000		5,788 10,000		6,078 10,000
Roadway Markings/Signs Maint	63115		2,000		2,000		2,000		2,000		2,000
Playgrounds/Picnic Areas Maint	63135		7,500		7,500		7,500		7,500		7,500
Decorative Lighting Maintenance	63146		10,000		10,000		10,000		10,000		10,000
Restroom Maintenance	63190		6,000		6,300		6,615		6,946		7,293
Property Insurance Premium	64080		2,500		2,625		2,756		2,894		3,039
Liability Insurance Premium	64090		12,000		12,600		13,230		13,892		14,586
Fencing ⁴	68061		368,616		, <u>.</u>						972,086
Construction Miscellaneous ³	68151		_				100,000				072,000
Lease Payment-Security Cameras	68901		28.000		29.400		30,870		32,414		34,034
						_	-	_	02,414 		
TOTAL EXPENSES		<u>\$</u>	750,089	<u>\$</u>	388,699	\$	500,486	\$	412,862	<u>\$</u>	1,401,944
Ending Balance*		<u>\$</u>	79,084	\$	281,972	<u>\$</u>	431,827	<u>\$</u>	733,937	\$_	118,060
Avg. Annual Assessment by Home \	laluo:										
Value	ulue,	V	rly Assmnt.								
\$100,000		\$	180								
\$200,000		\$	360				Avn	Pm	perty Value.	\$	460,781
\$300,000		\$	540						Assessment:		829
\$400,000		\$	720						f Properties:	•	644
\$500,000		\$	900								-
\$600,000		\$	1,080								
1 Includes tree replacements & landso	ape design)									

¹ Includes tree replacements & landscape design

² Reserve study (wall repairs/replacements)

³ Common area improvements

⁴ Wall repairs/replacement

FILED: Sep 25, 2023, 8:44 am
BY DEPUTY:

Stephanie Granberry



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY (insert property address) As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie , 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 Subchapter A, Chapter 372, (insert Subchapter A, Chapter 372, Local High Hawk PID _ (the "District") created under__ (Insert name of public improvement district) (the "District") created under Subchapter A, Chapter 372, Local Covernment Code

ernment Code, or Chapter 382, Local Government Code, as applicable)

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 City of Grand Prairie

The exact amount of each annual installment will be approved each year by Grand Prairie City Council (insert name of city council or county)

The exact amount of each annual installment will be approved each year by Grand Prairie City Council (insert name of city council or county)

The exact amount of each annual installment will be approved each year by Grand Prairie City Council or county

The exact amount of each annual installment will be approved each year by Grand Prairie

Commissioners court, as applicable)

The exact amount of each annual installment will be approved each year by Grand Prairie

City of Crond Prairie

City of Crond Prairie the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie
(insert name of municipality or county, as applicable) 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. Signature of Seller Signature of Seller Date Date 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



Signature of Buyer

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 53-0.

Signature of Buyer

Date

BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 11 Monterrey Park

Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value. The FY 2023 rate was \$0.11 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value (Estimated)		Valu \$5	ue 59,065,710	Ass \$	sess Rate 0.11	\$	Revenue 64,972				
Description	Account		2024		2025		2026		2027		2028
Beginning Balance (Estimated)		\$	196,000	\$	87,088	\$	81,728	\$	82,436	\$	89,873
P.I.D. Assessment	42620	\$	64,972	\$	71,469	<u>\$</u>	78,616	\$_	86,478	\$	95,126
TOTAL INCOME		\$	64,972	\$	71,469	\$	78,616	<u>\$</u>	86,478	<u>\$</u>	95,126
Amount Available		\$	260,972	\$	158,557	\$	160,344	\$	168,914	\$	184,999
EXPENSES:											
Description			2024		2025		2026		2027		2028
Office Supplies	60020	\$	20	\$	21	\$	22	\$	23	\$	24
Decorations	60132		9,500		9,975		9,975		9,975		9,975
Beautification	60490		6,000		6,300		6,300		6,300		6,300
Wall Maintenance	60776		10,000		10,500		10,500		10,500		10,500
Mowing Contractor	61225		8,654		9,086		9,541		10,018		10,519
Collection Service (\$2.90/Acct)	61380		586		586		586		586		586
Misc.	61485		500		525		525		525		525
Fees/Administration	61510		7,500		7,875		7,875		7,875		7,875
Postage	61520		350		368		368		368		368
Electric Power	62030		400		420		441		463		486
Water Utility	62035		3,500		3,675		3,859		4,052		4,254
Irrigation System Maint.	63065		2,000		2,100		2,100		2,100		2,100
Decorative Lighting Maintenance	63146		2,500		2,625		2,625		2,625		2,625
Property Insurance Premium	64080		275		289		303		318		334
Liability Insurance Premium Fencing*	64090		7,700		8,085		8,489		8,913		9,359
Lease Payment-Security Cameras	68061 68901		100,000		44 400		44 400		4 4 400		100,000
Lease Fayment-Security Cameras	00901		14,400		14,400	_	14,400		14,400	_	14,400
TOTAL EXPENSES		<u>\$</u>	173,884	<u>\$</u>	76,829	\$	77,908	<u>\$</u>	79,041	<u>\$</u>	180,230
Ending Balance*		\$	87,088	\$	81,728	<u>\$</u>	82,436	\$	89,873	\$	4,769
Avg. Annual Assessment by Hom	e Value:										
Value		Yr	ly Assmnt.								
\$100,000			\$110								
\$200,000			\$220				Avg. P	rope	erty Value:	\$	292,405
\$300,000			\$330			Αv			sessment:		322
\$400,000			\$440				No.	of I	oroperties:	\$	202
\$500,000			\$550						•		

^{*}Brick wall replacement

FILED: Sep 25, 2023, 8:44 am BY DEPLITY:

Stephanie Granberry



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY

TEXAS (insert property address) As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie , 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 Subchapter A, Chapter 372, (insert Subchapter A, Chapter 372, Local Monterrey Park PID ____ (the "District") created under_ (insert Subchapter A, Chapter 372, Local LOCAL GOVERNMENT Code, as applicable)

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 City of Grand Prairie

(insert name of municipality or county, as applicable)

The exact amount of each annual installment will be approved each year by Grand Prairie City Council (insert name of city council or county)

commissioners court, as applicable)

the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality) 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. Signature of Seller Date Signature of Seller Date 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. Signature of Buyer Date Signature of Buyer Date



FILED: Sep 25, 2023, 8:44 am

BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12 Parkview

Five Year Service Plan 2024 - 2028

Income based on Assessment Rate of \$0.215 per \$100 of appraised value. The FY 2023 rate was \$0.215 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Valu \$6	ue 61,349,346	Ass \$	sess Rate 0.215	\$	Revenue 131,901				
Description Beginning Balance (Estimated)	Account	\$	2024 162,000	\$	2025 190,141	\$	2026 227,753	\$	2027 275,970	\$	2028 336,046
P.I.D. Assessment Developer Participation/Projects City Contribution	42620 46110 49780	\$	131,901 10,000 725	\$	145,091 10,000 725	\$	159,600 10,000 725	\$	175,560 10,000 725	\$	193,116 10,000 725
TOTAL INCOME		\$	142,626	\$	155,816	\$_	170,325	\$	186,285	\$	203,841
Amount Available		\$	304,626	\$	345,957	\$	398,079	\$	462,255	\$	539,888
EXPENSES:											
Description			2024		2025		2026		2027		2028
Office Supplies	60020	\$	100	\$	100	\$	100	\$	100	\$	100
Decorations	60132	•	1,500	•	1,500	•	1.500	*	1.500	۳	1,500
Beautification	60490		6,000		6,000		6,000		6,000		6,000
Wall Maintenance	60776		25,000		25,000		25,000		25,000		25,000
Mowing Contractor	61225		39,006		40,956		43,004		45,154		47,412
Collection Service	61380		662		662		662		662		662
Misc.	61485		225		225		225		225		225
Admin./Management	61510		7,572		7,951		8,348		8,766		9.204
Postage	61520		120		120		120		120		120
Electric Power	62030		2,000		2,100		2.205		2.315		2,431
Water Utility	62035		25,000		26,250		27,563		28,941		30,388
Irrigation System Maint.	63065		5,000		5,000		5,000		5,000		5,000
Decorative Lighting Maintenance	63146		1,500		1,500		1,500		1,500		1,500
Property Insurance Premium	64080		550		578		606		637		669
Liability Insurance Premium	64090		250		263		276		289		304
Fencing	68061		-		-		-		-		
			-		•		-				
TOTAL EXPENSES		\$	114,485	\$	118,204	<u>\$</u>	122,109	\$	126,209	\$	130,514
Ending Balance*		\$	190,141	\$	227,753	\$	275,970	\$	336,046	\$	409,374
Avg. Annual Assessment by Ho	me Value:	:									
Value		Yr	ly Assmnt.								
\$100,000			\$215								
\$200,000			\$430				Ava. P	rone	erty Value:	\$	272,664
\$300,000			\$645			Αv	g. Property				586
\$400,000			\$860			. ,,			Properties:	*	225
\$500,000			\$1,075				. 10.	٠. ١	p 0 . 1100 .		
*Entere well real-sect											

JOHN F WARREN COUNTY CLERK DALLAS COUNTY, TEXAS FILED: Sep 25, 2023, 8:44 am BY DEPUTY: Stephanie Granberry



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY

TEXAS

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As the purchaser of the real property	described	above, you are obligated to pay	y assessments to
City of Grand Prairie (insert name of municipality or county, as applicable) services project (the "Authorized Improve	Texas, for	the costs of a portion of a public	improvement or
services project (the "Authorized Improve	ments") u	ndertaken for the benefit of the	property within
Parkview PID (insert name of public improvement district)	(the "Distr	ict") created under Subchapter A	N. Chapter 372,
Government Code, or Chapter 382, Local Government Code	(a. a.a.a.a.li.a.b.)	(msert Subchapter	A, Chapter 372, Local
AN ASSESSMENT HAS BEEN LEV	/IED AGA	INST YOUR PROPERTY FOR T	HE AUTHORIZED
MPROVEMENTS, WHICH MAY BE PAID I			
FULL, IT WILL BE DUE AND PAYABLE IN A			
DEPENDING ON THE AMOUNT OF INTERE			
DELINQUENCY COSTS.	,		
•	may he of	otained from City of Grand	d Prairie
The exact amount of the assessment The exact amount of each annual installm commissioners court, as applicable) in the annual	ant will be	(Insert name of municipality o	r county, as applicable)
in the annual	comico n	(insert name	of city council or county
commissioners court, as applicable) the assessments, including the amounts	and due	dates may be obtained from City (of Grand Prairie
ine assessments, including the amounts	and due	uates, may be obtained from Sity	or Grand France
		(inser	t name or municipality
or county, as applicable)			
or county, as applicable) Your failure to pay any assessment o	or any ann	ual installment may result in pena	
or county, as applicable)	or any ann	ual installment may result in pena	
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or county, as applicable) Your failure to pay any assessment o	or any ann	ual installment may result in pena	
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or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of	or any anr on and the	ual installment may result in pena foreclosure of your property.	lties and interest
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of	or any anr on and the	ual installment may result in pena foreclosure of your property.	lties and interest
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of the second se	or any anron and the Date	sual installment may result in penals foreclosure of your property. Signature of Seller	Ities and interest Date
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of signature of Seller The undersigned purchaser acknowle	or any and the Date	sual installment may result in penals foreclosure of your property. Signature of Seller	Ities and interest Date
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of the second se	or any and the Date	sual installment may result in penals foreclosure of your property. Signature of Seller	Ities and interest Date
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of signature of Seller The undersigned purchaser acknowle	or any and the Date	sual installment may result in penals foreclosure of your property. Signature of Seller	Ities and interest Date
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of signature of Seller The undersigned purchaser acknowle	or any and the Date	sual installment may result in penals foreclosure of your property. Signature of Seller	Ities and interest Date
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of signature of Seller The undersigned purchaser acknowle	or any and the Date	sual installment may result in penals foreclosure of your property. Signature of Seller	Ities and interest Date
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of signature of Seller The undersigned purchaser acknowle	or any and the Date	sual installment may result in penals foreclosure of your property. Signature of Seller	Ities and interest Date
or county, as applicable) Your failure to pay any assessment of peing added to what you owe or in a lien of signature of Seller The undersigned purchaser acknowle	or any and the Date	sual installment may result in penals foreclosure of your property. Signature of Seller	Ities and interest Date



BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 13 Country Club Park

Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.08 per \$100 of appraised value. The FY 2023 rate was \$0.08 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Valu \$19	ue 93,929,950	Ass \$	sess Rate 0.08	\$	Revenue 155,144				
Description Beginning Balance (Estimated)	Account	\$	2024 137,000	\$	2025 46,020	\$	2026 34,214	\$	2027 32,542	\$	2028 42,397
P.I.D. Assessment	42620	\$	155,144	\$	170,658	\$	187,724	\$	206,497	\$	227,146
TOTAL INCOME		\$	155,144	\$	170,658	<u>\$</u>	187,724	\$	206,497	\$	227,146
Amount Available		\$	292,144	<u>\$</u>	216,678	\$	221,939	\$	239,039	<u>\$</u>	269,544
EXPENSES:											
Description			2024		2025		2026		2027		2028
Office Supplies	60020	\$	1,000	\$	1,020	\$	1,040	\$	1.061	\$	1,082
Decorations	60132	Ψ	20,000	Ψ	20,400	Ψ	20,808	Φ	21,224	Φ	21,649
Public Relations	60160		1,000		1,000		1,000		1,000		1,000
Beautification	60490		30,000		10,000		10,200		10,404		10,612
Wall Maintenance	60776		20,000		20,400		20,808		21,224		21,649
Mowing Contractor	61225		25,000		26,250		27,563		28,941		30,388
Collection Service (\$2,90/Acct)	61380		1,624		1,624		1,624		1,624		1,624
Misc.	61485		100		100		100		100		100
Fees/Administration	61510		18,000		18,900		19,845		20,837		21.879
Postage And Delivery Charges	61520		5.000		5,000		5,000		5,000		5,000
Electric Power	62030		1,500		1,575		1,654		1,736		1,823
Water Utility	62035		6,000		6,300		6,615		6,946		7,293
Mailbox Maintenance	63042		5,000		5,250		5,513		5,788		6,078
Irrigation System Maint.	63065		15,000		5,000		5,100		5,202		5,306
Decorative Lighting Maintenance	63146		2,000		2,000		2,000		2,000		2,000
Property Insurance Premium	64080		450		473		496		521		547
Liability Insurance Premium	64090		450		473		496		521		547
Landscaping	68250		40,000		-		-		-		_
Irrigation System	68635		-		-		-		-		10,000
Lease Payment-Security Cameras	68901		54,000		56,700		59,535		62,512		65,637
				_						•	
TOTAL EXPENSES			246,124		182,464	-	189,396		196,641		214,214
Ending Balance*		\$	46,020	\$	34,214	\$	32,542	\$	42,397	\$	55,330
Avg. Annual Assessment by Hor	ne Value:										
Value			ly Assmnt.								
\$100,000		\$	80								
\$200,000		\$	160				Avg. F	rop	erty Value:	\$	346,303
\$300,000		\$	240			Α	vg. Propert	y A	ssessment:	\$	277
\$400,000		\$	320				No	. of	Properties:		560
\$500,000		\$	400								
\$600,000		\$	480								
\$700,000		\$	560								

^{*}Future wall replacement

FILED: Sep 25, 2023, 8:44 am

BY DEPUTY:

Stephanie Granberry

TREC

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY

TEXAS

As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie (Insert name of municipality country, as applicable). Retrices project (the "Authorized Improvements") undertaken for the benefit of the property within Country Club Park PID (the "District") created under Subchapter A, Chapter 372, Local Covernment Code, or Chapter 372, Local Code, or Code,				
(Insert name of municipality or county, as applicable) Evervices project (the "Authorized Improvements") undertaken for the benefit of the property within Country Club Park PID (the "District") created under Subchapter A, Chapter 372, (Insert name of robbig proxyment district ode (Insert name of robbig proxyment district ode (Insert name of robbig proxyment district) ode (Insert name of robbig pro	As the purchaser of the real property d	escribed	above, you are obligated to p	ay assessments to
Country Club Park PID (Insert name of public park PID (Insert subchapter A, Chapter 372, Local Government Code, as applicable) Government Code, or Chapter 382, Local Government Code, as applicable) 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 City of Grand Prairie The exact amount of each annual installment will be approved each year by Grand Prairie City Council in the annual service plan update for the district. More information about commissioners court, as applicable) in the annual service plan update for the district. More information about or county as applicable) Or county, as applicable) 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. Signature of Seller Date 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.	City of Grand Prairie , T	exas, for	the costs of a portion of a publ	lic improvement or
Country Club Park PID (Insert name of public park PID (Insert subchapter A, Chapter 372, Local Government Code, as applicable) Government Code, or Chapter 382, Local Government Code, as applicable) 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 City of Grand Prairie The exact amount of each annual installment will be approved each year by Grand Prairie City Council in the annual service plan update for the district. More information about commissioners court, as applicable) in the annual service plan update for the district. More information about or county as applicable) Or county, as applicable) 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. Signature of Seller Date 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.	(insert name of municipality or county, as applicable) Services project (the "Authorized Improvem	nents") ur	ndertaken for the benefit of th	ne property within
City of Grand Prairie The exact amount of each annual installment will be approved each year by Grand Prairie The exact amount of each annual service plan update for the district. More information about the assessment, including the amounts and due dates, may be obtained from City of Grand Prairie or county, as applicable) or county, as applicable) To county, as applicable) Or county, as applicable) To the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county (insert name of municipality	Country Club Park PID (th	he "Distri	ct") created under Subchapter	A, Chapter 372,
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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 City of Grand Prairie The exact amount of each annual installment will be approved each year by Grand Prairie City Council (Insert name of municipality or county, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (Insert name of municipality or county, as applicable) Or county, as applicable) 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. Signature of Seller Date Signature of Seller Date 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.	Government Code, or Chapter 382, Local Government Code.	as applicable	2)	
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 City of Grand Prairie (insert name of municipality or county, as applicable). The exact amount of each annual installment will be approved each year by Grand Prairie City Council or county commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable). 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. Signature of Seller Date Signature of Seller Date 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.				
DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. The exact amount of the assessment may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable). The exact amount of each annual installment will be approved each year by Grand Prairie City Council (Insert name of city council or county (Insert name of city council or county). The annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (Insert name of municipality). Or county, as applicable) Or county, as applicable) 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. Signature of Seller Date Signature of Seller Date 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 exact amount of the assessment may be obtained from cinsert name of municipality or county, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from county, as applicable) or county, as applicable). 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. Signature of Seller Date Signature of Seller Date 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 exact amount of the assessment may be obtained from City of Grand Prairie The exact amount of each annual installment will be approved each year by Grand Prairie City Council (insert name of municipality or county, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of city council or county) Or county, as applicable) 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. Signature of Seller Date Signature of Seller Date 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.		I PAID, (COLLECTION COSTS, ADMINISTR	ATIVE COSTS, AND
commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable) 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. Signature of Seller Date Signature of Seller Date 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.	DELINQUENCY COSTS.		City of Cro	nd Drairia
commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable) 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. Signature of Seller Date Signature of Seller Date 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 exact amount of the assessment m	nay be ob	tained from (Insert name of municipality	v or county, as applicable)
commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable) 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. Signature of Seller Date Signature of Seller Date 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 exact amount of each annual installme	nt will be	approved each year by Grand P	rairie City Council
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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. Signature of Seller Date Signature of Seller Date 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 assessments, including the amounts a	ind due o	lates may be obtained from Cit\	of Grand Prairie
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. Signature of Seller Date Signature of Seller Date 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.	, ,		dices, may be obtained nom	cart name of municipality
Signature of Seller Date 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.			(ins	sert name of municipality
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.	or county, as applicable)			
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.	or county, as applicable) Your failure to pay any assessment or	any ann	ual installment may result in per	
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binding contract for the purchase of the real property at the address described above.	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or	any ann n and the	ual installment may result in per foreclosure of your property.	nalties and interest
	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or Signature of Seller	any ann n and the Date	ual installment may result in per foreclosure of your property. Signature of Seller	Date
Signature of Buyer Date Signature of Buyer Date	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or Signature of Seller The undersigned purchaser acknowled	any ann and the Date	ual installment may result in per foreclosure of your property. Signature of Seller eipt of this notice before the e	Date
Signature of Buyer Date Signature of Buyer Date	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or Signature of Seller The undersigned purchaser acknowled	any ann and the Date	ual installment may result in per foreclosure of your property. Signature of Seller eipt of this notice before the e	Date
Signature of Buyer Date Date	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or Signature of Seller The undersigned purchaser acknowled	any ann and the Date	ual installment may result in per foreclosure of your property. Signature of Seller eipt of this notice before the e	Date
Signature of Buyer Date Signature of Buyer Date	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or Signature of Seller The undersigned purchaser acknowled	any ann and the Date	ual installment may result in per foreclosure of your property. Signature of Seller eipt of this notice before the e	Date
Signature of Buyer Date Signature of Buyer Date	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or Signature of Seller The undersigned purchaser acknowled	any ann and the Date	ual installment may result in per foreclosure of your property. Signature of Seller eipt of this notice before the e	Date
Duce Duce	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or Signature of Seller The undersigned purchaser acknowled	any ann and the Date	ual installment may result in per foreclosure of your property. Signature of Seller eipt of this notice before the e	Date
	or county, as applicable) Your failure to pay any assessment or being added to what you owe or in a lien or Signature of Seller The undersigned purchaser acknowled binding contract for the purchase of the re	any ann n and the Date dges rec	ual installment may result in per foreclosure of your property. Signature of Seller eipt of this notice before the ety at the address described above	Date ffective date of a e.



BY DEPUTY:

Stephanie Granberry

Exhibit A **GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 15** Oak Hollow/Sheffield Village Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.065 per \$100 of appraised value. The FY 2023 rate was \$0.065 per \$100 of appraised value

Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Val	ue 645,076,117	Ass \$	sess Rate 0.065	\$	Revenue 419,299				
Description Beginning Balance (Estimated)	Account	\$	2024 69,000	\$	2025 111,296	\$	2026 283,366	\$	2027 493,896	\$	2028 746,615
P.I.D. Assessment Trsf In/Parks Venue (3170)	42620 49780	\$	419,299 17,920	\$	461,229 17,920	\$	507,352 17,920	\$	558,088 17,920	\$	613,896 17,920
TOTAL INCOME		\$	437,219	\$	479,149	\$	525,272	\$	576,008	<u>\$</u>	631,816
Amount Available		\$	506,219	\$	590,445	\$_	808,638	\$	1,069,904	\$	1,378,432
EXPENSES:											
Description			2024		2025		2026		2027		2028
Office Supplies	60020	\$	1,800	\$	1,800	\$	1,800	\$	1.800	\$	1,800
Decorations	60132	•	53,000	•	30,000	•	30,000	۳	30,000	Ψ	30,000
Beautification	60490		20,000		20,000		20,000		20,000		20,000
Graffiti Cleanup	60775		500		500		500		500		500
Wall Maintenance	60776		35,000		35,000		35,000		35,000		35,000
Mowing Contractor	61225		94,831		99,573		104,551		109,779		115,268
Tree Services	61226		10,000		10,000		10,000		10,500		12,000
Collection Service	61380		6,819		6,819		6,819		6,819		6,819
Misc.	61485		2,000		2,000		2,000		2,000		2,000
Admin./Management	61510		19,199		20,159		21,167		22,225		23,336
Postage	61520		200		200		200		200		200
Electric Power	62030		1,575		1,654		1,736		1,823		1,914
Water Utility	62035		19,000		19,950		20,948		21,995		23,095
Irrigation System Maint.	63065		25,000		25,000		25,000		25,000		25,000
Roadway Markings/Signs*	63115		75,000		3,000		3,150		3,308		3,473
Decorative Lighting Maintenance	63146		5,000		5,250		5,513		5,788		6,078
Property Insurance Premium	64080		2,000		2,100		2,205		2,315		2,431
Liability Insurance Premium	64090		1,500		1,575		1,654		1,736		1,823
Landscaping**	68250		-		-		-		-		
Irrigation Systems	68635		-		-		-		-		-
Lease Payment-Security Cameras	68901		22,500		22,500		22,500		22,500		22,500
TOTAL EXPENSES		\$	394,924	\$	307,079	\$	314,742	\$	323,288	\$	333,237
7 0 1712 2711 211020		Ψ	004,024	<u>*</u>	301,019	\$	314,142	<u> </u>	323,200	\$	333,237
Ending Balance***		\$	111,296	\$	283,366	\$	493,896	\$	746,615	\$	1,045,195
Avg. Annual Assessment by Ho	<u>ne Value:</u>										
Value		Υ	'rly Assmnt.								
\$100,000			\$65								
\$200,000			\$130				Avg.	Pro	perty Value	\$	291,890
\$300,000			\$195				•		Assessment:		190
\$400,000			\$260				N	o. o	f Properties:		2,210
\$500,000			\$325								

^{*}Wrought iron sign project, phase 3

^{**}Entry monument and flowerbed renovations

^{***}Wall replacement/repairs



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment) (Ins

As the purchaser of the real property		erty address)	
City of Crond Prairie	described	above, you are obligated to pa	y assessments to
City of Grand Flame,	Texas, for	the costs of a portion of a publi	c improvement or
City of Grand Prairie (insert name of municipality or county, as applicable) services project (the "Authorized Improve	ements") u	ndertaken for the benefit of the	property within
Oak Hollow/Sheffield Village PID (Insert name of gublic improvement district)	the "Distr	ct") created under Subchapter	A, Chapter 372,
(insert name of public improvement district) LOCAL GOVERNMENT CODE Government Code, or Chapter 382, Local Government Code	`	(insert Subchapter	A, Chapter 372, Local
AN ASSESSMENT HAS BEEN LEV	de, as applicabl VIED AGA	e) INST YOUR PROPERTY FOR T	HE AUTHORIZED
IMPROVEMENTS, WHICH MAY BE PAID			
FULL, IT WILL BE DUE AND PAYABLE IN A	ANNUAL IN	STALLMENTS THAT WILL VARY FR	OM YEAR TO YEAR
DEPENDING ON THE AMOUNT OF INTERE	EST PAID,	COLLECTION COSTS, ADMINISTRA	TIVE COSTS, AND
DELINQUENCY COSTS.			
The exact amount of the assessment	may be ol	otained from City of Gran	d Prairie
The exact amount of the assessment The exact amount of each annual installm commissioners court, as applicable) in the annua	nent will be	approved each year by Grand Pr	airie City Council
commissioners court, as applicable) in the annua	l service pl	an update for the district. More in	of city council or county formation about
the assessments, including the amounts	and due	dates, may be obtained from City	of Grand Prairie
or county, as applicable)		(mse	it name or municipality
Your failure to pay any assessment	or any anr	ual installment may result in pen	alties and interest
being added to what you owe or in a lien			
,		, , , , , , , , , , , , , , , , , , , ,	
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
Signature of Seller	Date	Signature of Seller	Date
The undersigned purchaser acknow	ledges rec	eipt of this notice before the eff	ective date of a
	ledges rec	eipt of this notice before the eff	ective date of a
The undersigned purchaser acknow	ledges rec	eipt of this notice before the eff	ective date of a
The undersigned purchaser acknow	ledges rec	eipt of this notice before the eff	ective date of a
The undersigned purchaser acknow	ledges rec	eipt of this notice before the eff	ective date of a
The undersigned purchaser acknow	ledges rec	eipt of this notice before the eff	ective date of a
The undersigned purchaser acknow	ledges rec	eipt of this notice before the eff	ective date of a



BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 16

Lone Star Meadows
Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.085 per \$100 of appraised value. The FY 2023 rate was \$0.085 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME:		Valu	ıe	Ass	ess Rate	F	Revenue			
Appraised Value		\$14	11,808,630	\$	0.085	\$	120,537			
Description	Account		2024		2025		2026	2027		2028
Beginning Balance (Estimated)		\$	118,000	\$	187,795	\$	267,997	\$ 359,728	\$	464,229
P.I.D. Assessment	40000	\$	400 507	œ	400.504	•	445.050	0 400 405	•	
City Contribution	42620 49780	Ф	120,537	\$	132,591	\$	145,850	\$ 160,435	\$	176,479
City Contribution	49760		1,213		1,213	_	1,213	1,213		1,213
TOTAL INCOME		\$	121,750	\$	133,804	\$	147,063	\$ 161,648	\$	177,692
		<u> </u>	121,700	Ψ	100,004	Ψ	141,000	\$ 101,040	Ψ	177,032
Amount Available		\$	239,750	\$	321,599	\$	415,060	\$ 521,377	\$	641,921
EXPENSES:										
Description			2024		2025		2026	2027		2028
Office Supplies	60020	\$	100	\$	100	\$	100	\$ 100	\$	100
Decorations	60132		2,000		2,000		2,000	2,000		2,000
Beautification	60490		10,000		10,000		10,000	10,000		10,000
Wall Maintenance	60776		5,000		5,000		5,000	5,000		5,000
Mowing Contractor	61225		14,793		15,533		16,309	17,125		17,981
Collection Service (\$2.90/Acct)	61380		1,302		1,302		1,302	1,302		1,302
Miscellaneous Services	61485		50		50		50	50		50
Fees/Administration	61510		6,600		6,930		7,277	7,640		8,022
Postage	61520		260		260		260	260		260
Electric Power	62030		-		-		-	200		-
Water Utility	62035		5,250		5,513		5,788	6,078		6,381
Irrigation System Maint.	63065		5,000		5,250		5,513	5,788		6,078
Roadway Markings/Signs Maint	63115		300		300		300	300		300
Decorative Lighting Maintenance	63146		-		-		-	-		-
Property Insurance Premium	64080		550		578		606	637		
Liability Insurance Premium	64090		750		788		827			669
Fencing	68061		750		-		027	868		912
· ononing	00001				-		_		_	_
TOTAL EXPENSES			51,955		53,602		55,332	57,148		59,055
Ending Balance*		\$	187,795	\$	267,997	\$	359,728	\$ 464,229	\$	582,866
Avg. Annual Assessment by Hor	ne Value:	-							-	
Value	no raido.	٧r	ly Assmnt.							
\$200,000		\$	170							
\$250,000		\$	213				Ava Dro	perty Value:	¢	245 022
\$300,000		\$	255			\va		Assessment:		315,832
\$350,000		\$	298		,	٦vy.		f Properties:		268
\$400,000		\$	340				NO. C	rroperties:		449
\$450,000		Ф \$								
\$500,000		ъ \$	383 425							
φυσυ,σου		ψ	420							

^{*}Future fence replacement



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY

	(insert prope		
As the purchaser of the real prop		•	nay accessments to
City of Grand Prairie (insert name of municipality or county, as applicable services project (the "Authorized Imp	le)	the costs of a portion of a pub	and improvement of
Services project (the Authorized Imp Lone Star Meadows PID	rovements") ur the "Distri)	idertaken for the benefit of the ctropy of t	A, Chapter 372,
Lone Star Meadows PID (insert name of public improvement district) Local Government Co	nde	(insert Subchapt	er A, Chapter 372, Local
Government Code, or Chapter 382, Local Governme	ent Code, as applicable	inst your property for	
IMPROVEMENTS, WHICH MAY BE PA	AID IN FULL AT	ANY TIME. IF THE ASSESSME	NT IS NOT PAID IN
FULL, IT WILL BE DUE AND PAYABLE	IN ANNUAL IN	STALLMENTS THAT WILL VARY F	ROM YEAR TO YEAR
DEPENDING ON THE AMOUNT OF IN	TEREST PAID,	COLLECTION COSTS, ADMINISTR	RATIVE COSTS, AND
DELINOUENCY COSTS	·	•	•
The exact amount of the assessr The exact amount of each annual ins commissioners court, as applicable in the ar	ment may be ob	tained from City of Gra	nd Prairie
The exact amount of each annual ins	tallment will be	(insert name of municipality approved each year by Grand F	y or county, as applicable) Prairie City Council
in the ar	nual service nl	(insert name)	ne of city council or county
the assessments, including the amo	unts and due	tates may be obtained from Cit	v of Grand Prairie
the assessments, metading the anic	ditts and due t	(in	sert name of municipality
or county, as applicable)		ont installer out was a secolar in wa	
Your failure to pay any assessm	•	•	naities and interest
being added to what you owe or in a	lien on and the	foreclosure of your property.	
Signature of Seller	Date	Signature of Seller	Date
The undersigned purchaser ack	roulodges res	oint of this notice before the e	official data of a
binding contract for the purchase of	the real proper	tv at the address described abov	re.
billianing contract for the parenage of	the real proper	t, at the dadress described above	
Signature of Buyer	Date	Signature of Buyer	Date



FILED: Sep 25, 2023, 8:44 am

BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 17 Berkshire Park

Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.12 per \$100 of appraised value. The FY 2023 rate was \$0.12 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME:		Valu	ie	Ass	ess Rate	F	Revenue				
Appraised Value		\$4	5,063,120	\$	0.12	\$	54,076				
Description	Account		2024		2025		2026		2027		2028
Beginning Balance (Estimated)	Number	\$	5,500	\$	5,300	\$	6,299	\$	11,978	\$	40,868
P.I.D. Assessment	42620	\$	54,076	\$	59,483	\$	65,432	\$	71,975	\$	79,172
City Contribution	49780		2,034		2,034		2,034		2,034		2,034
TOTAL INCOME		\$	56,110	\$	61,517	\$	67,466	\$	74,009	\$	81,206
Amount Available		\$	61,610	\$	66,817	\$	73,764	\$	85,987	\$	122,074
EXPENSES:											
Description			2024		2025		2026		2027		2028
Office Supplies	60020	\$	100	\$	100	\$	100	\$	100	\$	100
Decorations	60132		500		500		500		500		50 0
Beautification*	60490		3,000		3,000		3,000		10,000		10,000
Wall Maintenance**	60776		27,000		30,000		30,000		5,000		5,000
Mowing Contractor	61225		11,550		12,128		12,734		13,371		14,039
Collection Service (\$2.90/Acct)	61380		400		400		400		400		400
Misc.	61485		50		50		50		50		50
Postage	61520		100		100		100		100		100
Electric Power	62030		210		221		232		243		255
Water Utility	62035		3,000		3,150		3,308		3,473		3,647
Irrigation System Maint.	63065		1,000		1,000		1,000		1,000		1,000
Decorative Lighting Maintenance	63146		1,000		-,000		1,000		.,000		-
Property Insurance Premium	64080		300		315		331		347		365
Liability Insurance Premium	64090		4,600		4,830		5,072		5,325		5,591
Lease Payment-Security Cameras	68901		4,500		4,725		4,961		5,209		5,470
Lease Fayment-Decumy Cameras	00301		-	_	4,725	••••	4,301				-
TOTAL EXPENSES		\$	56,310	\$	60,518	\$	61,787	\$	45,118	\$	46,517
				_		_					
Ending Balance**		\$	5,300	<u>\$</u>	6,299	<u>\$</u>	11,978	<u>\$</u>	40,868	<u>\$</u>	75,558
Avg. Annual Assessment by Hom	e Value:										
Value			ly Assmnt.								
\$200,000		\$	240								
\$300,000		\$	360				_	•	erty Value [.]		326,544
\$400,000		\$	480			A۱			ssessment:	\$	392
\$500,000		\$	600				No	of	Properties:		138
\$600,000		\$	720								

^{*}Includes flowerbed renovations

^{**}Brick wall repairs/replacement-Arkansas/Robinson and Bentwood

FILED: Sep 25, 2023, 8:44 am

BY DEPUTY: Stephanie Granberry

TREC

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (Insert name of municipality or county levying assessment)

CONCERNING THE FOLLOWING PROPERTY

TEXAS

	(insert prope	erty address)	
		above, you are obligated to pay assessments t	
City of Grand Prairie , T	exas, for	the costs of a portion of a public improvement on the costs of a portion of a public improvement of the property within	r
Berkshire Park PID (t (insert name of public improvement district) Code Government Code, or Chapter 382, Local Government Code,	ha "Dietr	ist") created under Subchanter A. Chanter 372	E CANCEL
AN ASSESSMENT HAS BEEN LEVI	ED AGA	INST YOUR PROPERTY FOR THE AUTHORIZE	D
IMPROVEMENTS, WHICH MAY BE PAID IN	I FULL A	T ANY TIME. IF THE ASSESSMENT IS NOT PAID I	N
FULL, IT WILL BE DUE AND PAYABLE IN AN	NNUAL IN	STALLMENTS THAT WILL VARY FROM YEAR TO YEA	١R
	T PAID,	COLLECTION COSTS, ADMINISTRATIVE COSTS, AN	D
DELINQUENCY COSTS.		City of Crond Projein	
The exact amount of the assessment n	nay be ol	otained from City of Grand Praine (insert name of municipality or county, as applicable	<u> </u>
The exact amount of each annual installme	nt will be	otained from City of Grand Prairie (Insert name of municipality or county, as applicable approved each year by Grand Prairie City Councy (Insert name of city council or county)	il
	service pl	an update for the district. More information about	
the assessments, including the amounts a	and due	dates, may be obtained from City of Grand Prairie	<u>_</u>
or county, as applicable)		(modername of managemen	
	r any anr	nual installment may result in penalties and intere	st
being added to what you owe or in a lien or	n and the	e foreclosure of your property.	
•		, , ,	
		***************************************	_
Signature of Seller	Date	Signature of Seller Date	
The undersigned purchaser acknowle	dges rec	eipt of this notice before the effective date of a	
binding contract for the purchase of the re	eal prope	rty at the address described above.	١
)
			١
			1
			1
			l
Signature of Buyer	Date	Signature of Buyer Date	



FILED: Sep 25, 2023, 8:44 am

BY DEPUTY:

Stephanie Granberry

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 18

Crescent Heights
Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.16 per \$100 of appraised value. The FY 2023 rate was \$0.16 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Value Assess Rate Revenue Appraised Value \$26,525,200 \$ 0.16 \$ 42,440	
2024 2025 2026 2027 2	028
Beginning Balance (Estimated) \$ 11,000 \$ 18,764 \$ 32,185 \$ 49,658 \$ Description Acct. No.	71,618
P.I.D. Assessment 42620 \$ 42,440 \$ 46,684 \$ 51,353 \$ 56,488 \$	62,137
City Contribution 49780 1,588 1,588 1,588 1,588	1,588
TOTAL INCOME \$ 44,028 \$ 48,272 \$ 52,941 \$ 58,076 \$	63,725
Amount Available \$ 55,028 \$ 67,037 \$ 85,126 \$ 107,734 \$ 1	135,343
EXPENSES:	
Description 2024 2025 2026 2027 2	028
Office Supplies 60020 \$ 100 \$ 100 \$ 100 \$	100
Decorations 60132 1,000 1,000 1,000 1,000	1,000
Beautification 60490 7,000 5,000 5,000 5,000	5,000
Wall Maintenance 60776 1,000 1,000 1,000 1,000	1,000
Mowing Contractor 61225 7,000 7,350 7,718 8,103	8,509
Collection Service (\$2.90/Acct) 61380 264 264 264 264	264
Misc. 61485 500 500 500 500	500
Postage 61520 100 100 100 100	100
Electric Power 62030 250 263 276 289	304
Water Utility 62035 4,200 4,410 4,631 4,862	5,105
Streets, Roads, Highway Maint.* 63030 12,300 12,300 12,300 12,300	12,300
Irrigation System Maint. 63065 1,000 1,000 1,000 1,000	1,000
Roadway Markings/Signs Maint 63115 1,000 1,000 1,000 1,000	1,000
Decorative Lighting Maintenance 63146 250 250 250 250	250
Property Insurance Premium 64080 200 210 221 232	243
Liability Insurance Premium 64090 100 105 110 116	122
TOTAL EXPENSES \$ 36,264 \$ 34,851 \$ 35,468 \$ 36,116 \$	36,796
Ending Balance* <u>\$ 18,764</u> <u>\$ 32,185</u> <u>\$ 49,658</u> <u>\$ 71,618</u> <u>\$</u>	98,547
Avg. Annual Assessment by Home Value:	
Value Yrly Assmnt	
\$100,000 \$ 160	
A / W A A A A A A A A A A A A A A A A A	291.486
\$200,000 \$ 320 Avg. Property Value \$ 2	466
\$250,000 \$ 400 No. of Properties (at completion);	91
\$250,000 \$ 400 No. of Properties (at completion): \$300,000 \$ 480	91
\$350,000 \$ 560	
\$400,000 \$ 640	

^{*}The estimated cost to reconstruct ½ of the roadway along the property lines with 8" of concrete paving would be approximately \$350,000; an annual maintenance cost would be 10% of that or \$35,000 per year. The estimated cost to reconstruct ½ of the roadway along the property lines with 6" of concrete paving would be approximately \$123,000; an annual maintenance cost would be 10% of that or \$12,300 per year.

JOHN F WARREN COUNTY CLERK DALLAS COUNTY, TEXAS FILED: Sep 25, 2023, 8:44 am BY DEPUTY: Stephanie Granberry



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT

ASSESSMENT TO City of Grand Prairie (insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY

	(insert propi	erty address)	The same of the sa
As the purchaser of the real property	described	above, you are obligated to pay a	assessments to
City of Grand Prairie (Insert name of municipality or county, as applicable) services project (the "Authorized Improve	Texas, for	the costs of a portion of a public ir	nprovement or
services project (the "Authorized Improve	ements") u	ndertaken for the benefit of the p	roperty within
Crescent Heights PID	(the "Distri	ct") created under Subchapter A. (Chapter 372,
Crescent Heights PID (insert name of public improvement district) LOCAL GOVERNMENT Code Government Code, or Chapter 382, Local Government Code		(insert Subchapter A, C	Chapter 372, Local
AN ASSESSMENT HAS BEEN LE	de, as applicabl VIED AGA	NST YOUR PROPERTY FOR THE	AUTHORIZED
IMPROVEMENTS, WHICH MAY BE PAID	IN FULL A	ANY TIME. IF THE ASSESSMENT IS	S NOT PAID IN
FULL, IT WILL BE DUE AND PAYABLE IN			
DEPENDING ON THE AMOUNT OF INTERE	EST PAID,	COLLECTION COSTS, ADMINISTRATIV	/E COSTS, AND
DELINQUENCY COSTS.		·	•
The exact amount of the assessment	may be of	tained from City of Grand F	<u>Prairie</u> .
The exact amount of the assessment The exact amount of each annual installn commissioners court, as applicable) in the annua	nent will be	insert name of municipality or co approved each year by Grand Prairi	e City Council
in the annua	l service pl	insert name of co an update for the district. More inforr	ty council or county
the assessments, including the amounts	and due	dates, may be obtained from City of	Grand Prairie
		(insert na	ime of municipality
or county, as applicable) Your failure to pay any assessment	or anv ann	ual installment may result in penaltic	es and interest
being added to what you owe or in a lien			oo ana microsc
and the second of the second of the second	on and the	rocelosure or your property.	
Signature of Seller	Date	Signature of Seller	Date
		•	
The undersigned purchaser acknow	ledaes rec	eipt of this notice before the effect	ive date of a
binding contract for the purchase of the	real proper	ty at the address described above.	ive date of a
Signature of Buyer	Date	Signature of Buyer	Date

