This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion and amendment without notice. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws hereunder.

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED JUNE 30, 2026

NEW ISSUE **NOT RATED**

PROSPECTIVE PURCHASERS ARE ADVISED THAT THE BONDS BEING OFFERED PURSUANT TO THIS LIMITED OFFERING MEMORANDUM ARE BEING INITIALLY OFFERED TO "QUALIFIED INSTITUTIONAL BUYERS" AS DEFINED IN RULE 144A PROMULGATED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), AND "ACCREDITED INVESTORS" AS DEFINED IN RULE 501 OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT. SEE "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS" HEREIN. THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT IN RELIANCE UPON THE EXEMPTION PROVIDED BY SECTION 3(A)(2) THEREIN. NO ACTION HAS BEEN TAKEN TO QUALIFY THE BONDS FOR SALE UNDER THE SECURITIES LAWS OF ANY STATE. SEE "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS" HEREIN.

In the opinion of Bond Counsel, interest on the Bonds will be excludable from gross income for purposes of federal income taxation under existing law, subject to the matters described under "TAX MATTERS" herein. See "TAX MATTERS – Tax Exemption" herein for a discussion of Bond Counsel's opinion.

The Bonds WILL NOT be designated as "qualified tax-exempt obligations" for financial institutions.

$15,667,000
CITY OF GUNTER, TEXAS,
(a municipal corporation of the State of Texas located in Grayson County)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 PROJECT)

Dated Date: Closing Date (as defined below) **Due: September 15, as shown on the inside cover**
Interest to Accrue from Closing Date

The City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project) (the "Bonds"), are being issued by the City of Gunter, Texas (the "City"). The Bonds will be issued in fully registered form, without coupons, in authorized denominations of $100,000 of principal amount and any integral multiple of $1,000 in excess thereof. The Bonds will bear interest at the rates set forth on the inside cover page hereof, and such interest will be calculated on the basis of a 360-day year of twelve 30-day months, and will be payable on each March 15 and September 15, commencing September 15, 2026, until maturity or earlier redemption. The Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. No physical delivery of the Bonds will be made to the beneficial owners thereof. For so long as the book-entry only system is maintained, the principal of and interest on the Bonds will be paid from the sources described herein by U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), to DTC as the registered owner thereof. See "BOOK-ENTRY ONLY SYSTEM."

The Bonds are being issued by the City pursuant to the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, as amended (the "PID Act"), an ordinance expected to be adopted by the City Council of the City (the "City Council") on July 16, 2026, and an Indenture of Trust, dated as of August 1, 2026 (the "Indenture"), to be entered into by and between the City and the Trustee. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Indenture.

Proceeds of the Bonds will be used to provide funds for (i) paying all or a portion of the Actual Costs of the "Improvement Area #1 Projects", which consist of (a) Improvement Area #1's proportionate share of the costs of major infrastructure benefitting the entire Taylor Ranch Public Improvement District (the "District") and (b) the costs of local infrastructure benefitting only Improvement Area #1 (as defined herein) of the District, (ii) paying a portion of the costs incidental to the organization and administration of the District, and (iii) paying the Bond Issuance Costs (as defined herein), including funding a reserve fund and paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Improvement Area #1 Projects, and other costs related to the issuance of the Bonds. See "THE IMPROVEMENT AREA #1 PROJECTS" and "APPENDIX A — Form of Indenture."

The Bonds, when issued and delivered, will constitute valid and binding special, limited obligations of the City payable solely from and secured by a first lien on, security interest in and pledge of the Trust Estate, consisting primarily of Assessments (as defined herein) expected to be levied against assessable properties in the District in accordance with a Service and Assessment Plan (as defined herein), all to the extent and upon the conditions described herein. The Bonds are not payable from funds raised or to be raised from taxation. See "SECURITY FOR THE BONDS."

The Bonds are subject to redemption at the times, in the amounts, and at the redemption prices more fully described herein under the subcaption "DESCRIPTION OF THE BONDS — Redemption Provisions."

The Bonds involve a high degree of risk and are not suitable for all investors. The Underwriter is limiting this offering to Qualified Institutional Buyers and Accredited Investors. The limitation of the initial offering to Qualified Institutional Buyers and Accredited Investors does not denote restrictions on transfers in any secondary market for the Bonds. Prospective purchasers should carefully evaluate the risks and merits of an investment in the Bonds, should consult with their legal and financial advisors before considering a purchase of the Bonds, and should be willing to bear the risks of loss of their investment in the Bonds. The Bonds are not credit enhanced or rated and no application has been made for a rating on the Bonds. See "BONDHOLDERS' RISKS" and "SUITABILITY FOR INVESTMENT."

THE BONDS ARE SPECIAL, LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. THE BONDS DO NOT GIVE RISE TO A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE CITY AND ARE PAYABLE SOLELY FROM THE SOURCES IDENTIFIED IN THE INDENTURE. THE OWNERS OF THE BONDS SHALL NEVER HAVE THE RIGHT TO DEMAND PAYMENT THEREOF OUT OF MONEY RAISED OR TO BE RAISED BY TAXATION, OR OUT OF ANY FUNDS OF THE CITY OTHER THAN THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. NO OWNER OF THE BONDS SHALL HAVE THE RIGHT TO DEMAND ANY EXERCISE OF THE CITY'S TAXING POWER TO PAY THE PRINCIPAL OF THE BONDS OR THE INTEREST OR REDEMPTION PREMIUM, IF ANY, THEREON. THE CITY SHALL HAVE NO LEGAL OR MORAL OBLIGATION TO PAY THE BONDS OUT OF ANY FUNDS OF THE CITY OTHER THAN THE TRUST ESTATE. SEE "SECURITY FOR THE BONDS."

This cover page contains certain information for quick reference only. It is not a summary of the Bonds. Investors must read this entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

The Bonds are offered for delivery when, as, and if issued by the City and accepted by the Underwriter, subject to, among other things, the approval of the Bonds by the Attorney General of Texas and the receipt of the opinion of Norton Rose Fulbright US LLP, Bond Counsel, as to the validity of the Bonds and the excludability of interest thereon from gross income for federal income tax purposes. See "APPENDIX C — Form of Opinion of Bond Counsel." Certain legal matters will be passed upon for the Underwriter by its counsel, Greenberg Traurig, LLP, for the Developer by its counsel, Boghetich Law, PLLC, and for the City by its special counsel Nichols Jackson Dillard Hager & Smith, LLP. It is expected that the Bonds will be delivered in book-entry form through the facilities of DTC on or about August 6, 2026 (the "Closing Date").

FMSbonds, Inc.

* Preliminary; subject to change.

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, PRICES, YIELDS, AND CUSIP NUMBERS

CUSIP Prefix: _____[(a)]

$15,667,000*
CITY OF GUNTER, TEXAS,
(a municipal corporation of the State of Texas located in Grayson County)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 PROJECT)

$_____ _____% Term Bonds, Due September 15, 20__, Priced to Yield _____%; CUSIP Suffix: ___ [(a) (c)]

$_____ _____% Term Bonds, Due September 15, 20__, Priced to Yield _____%; CUSIP Suffix: ___ [(a) (b) (c)]

$_____ _____% Term Bonds, Due September 15, 20__, Priced to Yield _____%; CUSIP Suffix: ___ [(a) (b) (c)]

** Preliminary; subject to change.*

(a) CUSIP numbers are included solely for the convenience of owners of the Bonds. CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by FactSet Research Systems on behalf of the American Bankers Association. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services. CUSIP numbers are provided for convenience of reference only. None of the City, the City's Municipal Advisor or the Underwriter takes any responsibility for the accuracy of such numbers.

(b) The Bonds maturing on or after September 15, 20__ are subject to redemption, in whole or in part, prior to their respective scheduled maturity dates, at the option of the City, on any date on or after September 15, 20__, at the redemption price of 100% of the principal amount plus accrued interest to the date of redemption as described herein under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(c) The Bonds are also subject to mandatory sinking fund redemption and extraordinary optional redemption as described herein under "DESCRIPTION OF THE BONDS — Redemption Provisions."

* *Preliminary; subject to change.*

CITY OF GUNTER, TEXAS
CITY COUNCIL

Name	Place	Term Expires (May)
Karen Souther	Mayor	2027
William Hemby	Place 1	2028
Alan Richins	Place 2	2027
Patrick Baumia	Place 3	2028
Wade Burtsfield	Place 4, Mayor Pro Tem	2027
William Stevens	Place 5	2028

DIRECTOR OF PLANNING AND DEVELOPMENT
Eric Wilhite

CITY SECRETARY/DIRECTOR OF ADMINISTRATION
Detra Gaines

ADMINISTRATOR
P3Works, LLC

MUNICIPAL ADVISOR TO THE CITY
Hilltop Securities Inc.

BOND COUNSEL
Norton Rose Fulbright US LLP

UNDERWRITER'S COUNSEL
Greenberg Traurig, LLP

For additional information regarding the City, please contact:

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(817) 773-3499
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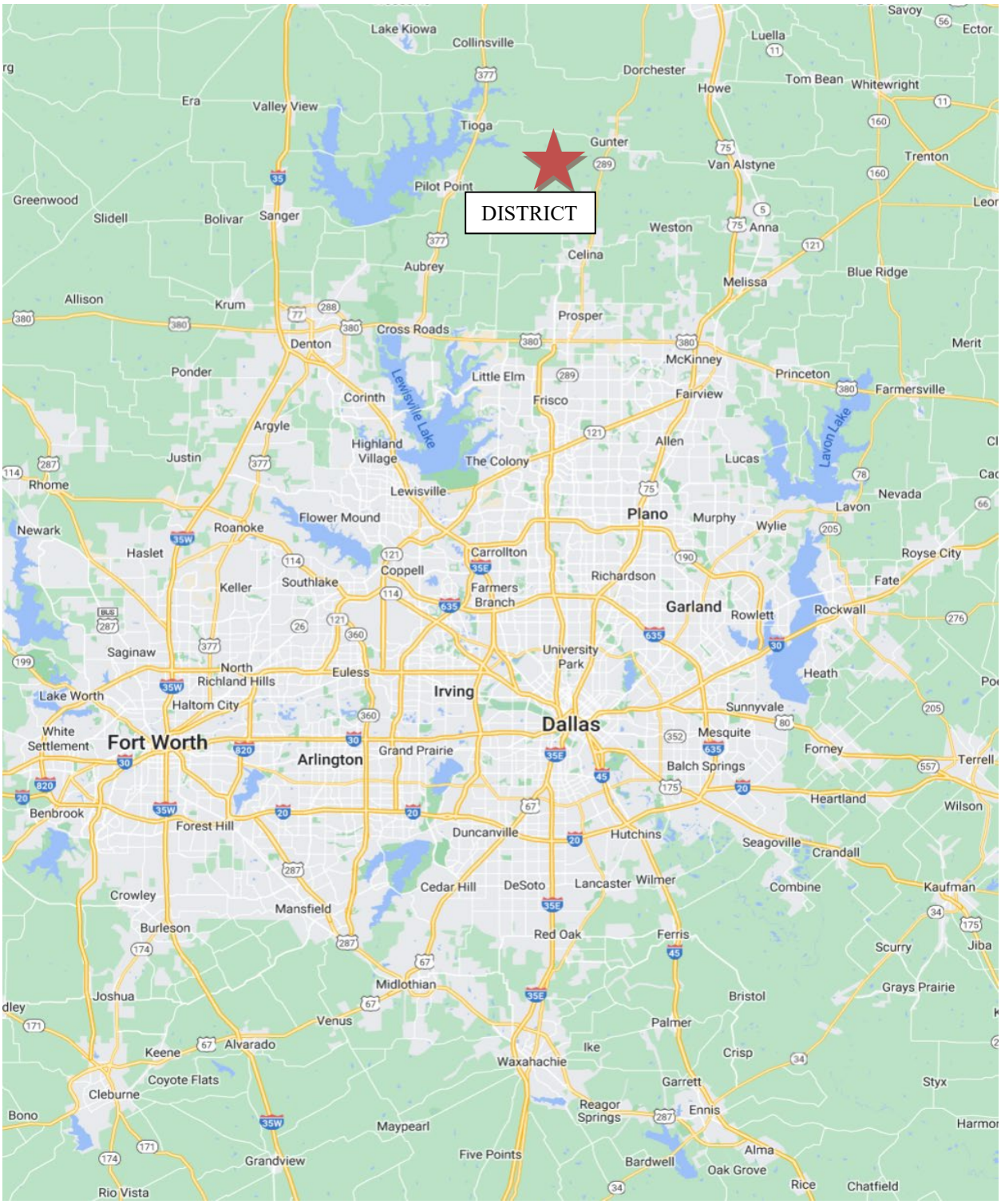
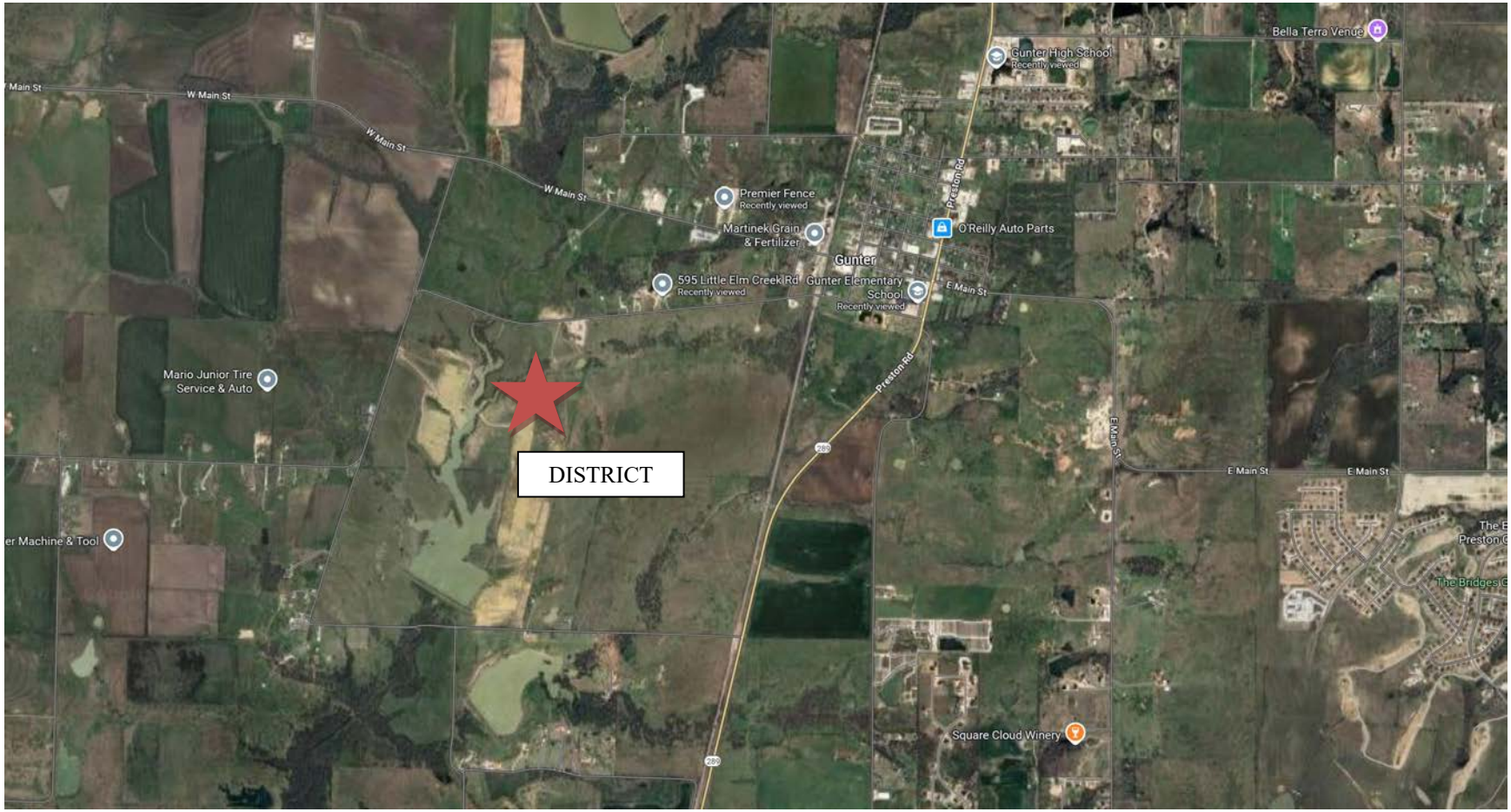
Jason Hughes
Hilltop Securities Inc.
717 North Harwood Street
Suite 3400
Dallas, Texas 75201
(214) 953-8707
Jason.Hughes@hilltopsecurities.com

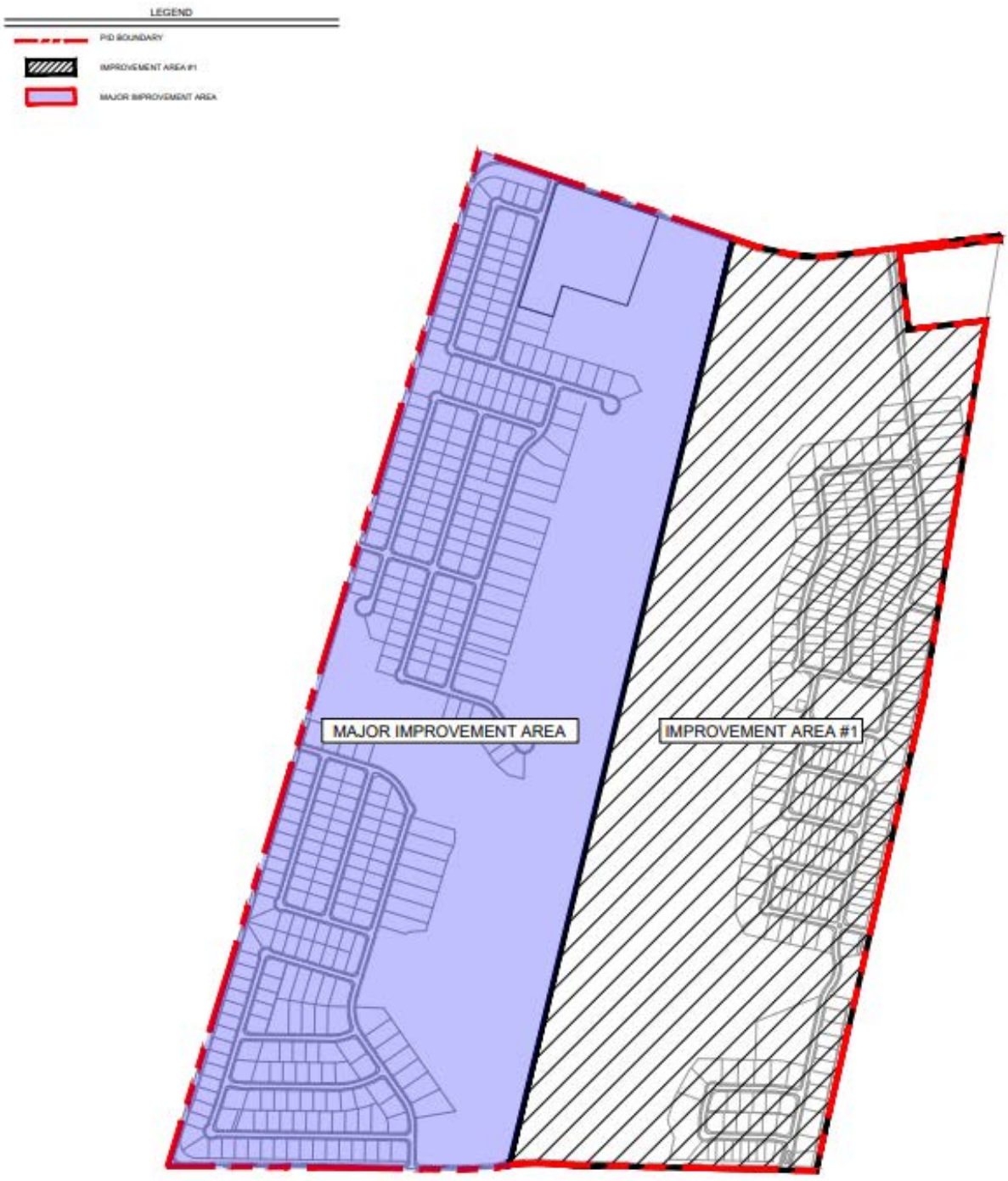
REGIONAL LOCATION MAP OF THE DISTRICT



AREA LOCATION MAP OF THE DISTRICT



MAP SHOWING BOUNDARIES OF THE DISTRICT, IMPROVEMENT AREA #1 AND THE MAJOR IMPROVEMENT AREA



FOR PURPOSES OF COMPLIANCE WITH RULE 15C2-12 OF THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION, AS AMENDED ("RULE 15C2-12") AND IN EFFECT ON THE DATE OF THIS PRELIMINARY LIMITED OFFERING MEMORANDUM, THIS DOCUMENT CONSTITUTES A PRELIMINARY OFFICIAL STATEMENT OF THE CITY WITH RESPECT TO THE BONDS THAT HAS BEEN DEEMED "FINAL" BY THE CITY AS OF ITS DATE EXCEPT FOR THE OMISSION OF NO MORE THAN THE INFORMATION PERMITTED BY RULE 15C2-12.

THE INITIAL PURCHASERS ARE ADVISED THAT THE BONDS BEING OFFERED PURSUANT TO THIS LIMITED OFFERING MEMORANDUM ARE BEING OFFERED AND SOLD ONLY TO "QUALIFIED INSTITUTIONAL BUYERS" AS DEFINED IN RULE 144A PROMULGATED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT") AND "ACCREDITED INVESTORS" AS DEFINED IN RULE 501 OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT. SEE "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS" HEREIN. EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS, MUST BE ABLE TO BEAR THE ECONOMIC AND FINANCIAL RISK OF SUCH INVESTMENT IN THE BONDS, AND MUST BE ABLE TO AFFORD A COMPLETE LOSS OF SUCH INVESTMENT. CERTAIN RISKS ASSOCIATED WITH THE PURCHASE OF THE BONDS ARE SET FORTH UNDER "BONDHOLDERS' RISKS" HEREIN. EACH PURCHASER, BY ACCEPTING THE BONDS, AGREES THAT IT WILL BE DEEMED TO HAVE MADE THE ACKNOWLEDGMENTS AND REPRESENTATIONS DESCRIBED UNDER THE HEADING "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS."

NO DEALER, BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED BY THE CITY OR THE UNDERWRITER TO GIVE ANY INFORMATION OR MAKE ANY REPRESENTATIONS, OTHER THAN THOSE CONTAINED IN THIS LIMITED OFFERING MEMORANDUM, AND IF GIVEN OR MADE, SUCH OTHER INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY EITHER OF THE FOREGOING. THIS LIMITED OFFERING MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY AND THERE SHALL BE NO OFFER, SOLICITATION OR SALE OF THE BONDS BY ANY PERSON IN ANY JURISDICTION IN WHICH IT IS UNLAWFUL FOR SUCH PERSON TO MAKE SUCH OFFER, SOLICITATION OR SALE.

THE UNDERWRITER HAS REVIEWED THE INFORMATION IN THIS LIMITED OFFERING MEMORANDUM IN ACCORDANCE WITH, AND AS PART OF, ITS RESPONSIBILITIES TO INVESTORS UNDER THE UNITED STATES FEDERAL SECURITIES LAWS AS APPLIED TO THE FACTS AND CIRCUMSTANCES OF THIS TRANSACTION. THE INFORMATION SET FORTH HEREIN HAS BEEN FURNISHED BY THE CITY AND OBTAINED FROM SOURCES, INCLUDING THE DEVELOPER, WHICH ARE BELIEVED BY THE CITY AND THE UNDERWRITER TO BE RELIABLE, BUT IT IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION OF THE UNDERWRITER. THE INFORMATION AND EXPRESSIONS OF OPINION HEREIN ARE SUBJECT TO CHANGE WITHOUT NOTICE, AND NEITHER THE DELIVERY OF THIS LIMITED OFFERING MEMORANDUM, NOR ANY SALE MADE HEREUNDER, SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE CITY OR THE DEVELOPER SINCE THE DATE HEREOF.

NONE OF THE CITY, THE CITY'S MUNICIPAL ADVISOR OR THE UNDERWRITER MAKE ANY REPRESENTATION AS TO THE ACCURACY, COMPLETENESS, OR ADEQUACY OF THE INFORMATION SUPPLIED BY THE DEPOSITORY TRUST COMPANY FOR USE IN THIS LIMITED OFFERING MEMORANDUM.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, IN RELIANCE UPON EXEMPTIONS CONTAINED IN SUCH LAWS. THE REGISTRATION OR QUALIFICATION OF THE BONDS UNDER THE SECURITIES LAWS OF ANY JURISDICTION IN WHICH THEY MAY HAVE BEEN REGISTERED OR QUALIFIED, IF ANY, SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NONE OF SUCH JURISDICTIONS, OR ANY OF THEIR AGENCIES, HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS LIMITED OFFERING MEMORANDUM.

CERTAIN STATEMENTS INCLUDED OR INCORPORATED BY REFERENCE IN THIS LIMITED OFFERING MEMORANDUM CONSTITUTE "FORWARD-LOOKING STATEMENTS" WITHIN THE MEANING OF THE UNITED STATES PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995, SECTION 21E OF THE UNITED STATES SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, AND SECTION 27A OF THE SECURITIES ACT. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE TERMINOLOGY USED SUCH AS "PLAN," "EXPECT," "ESTIMATE," "PROJECT," "ANTICIPATE," "BUDGET" OR OTHER

SIMILAR WORDS. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS, EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE" HEREIN.

THE TRUSTEE HAS NOT PARTICIPATED IN THE PREPARATION OF THIS LIMITED OFFERING MEMORANDUM AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION CONTAINED IN THIS LIMITED OFFERING MEMORANDUM OR THE RELATED TRANSACTIONS AND DOCUMENTS OR FOR ANY FAILURE BY ANY PARTY TO DISCLOSE EVENTS THAT MAY HAVE OCCURRED AND MAY AFFECT THE SIGNIFICANCE OR ACCURACY OF SUCH INFORMATION.

NEITHER THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION NOR ANY STATE SECURITIES COMMISSION HAS APPROVED OR DISAPPROVED OF THE BONDS OR PASSED UPON THE ADEQUACY OR ACCURACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

REFERENCES TO WEBSITE ADDRESSES PRESENTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE IN THE FORM OF A HYPERLINK SOLELY FOR THE READER'S CONVENIENCE. UNLESS SPECIFIED OTHERWISE, SUCH WEBSITES AND THE INFORMATION OR LINKS CONTAINED THEREIN ARE NOT INCORPORATED INTO, AND ARE NOT PART OF, THIS LIMITED OFFERING MEMORANDUM FOR PURPOSES OF, AND AS THAT TERM IS DEFINED IN, RULE 15C2-12.

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PRELIMINARY LIMITED OFFERING MEMORANDUM

**$15,667,000*
CITY OF GUNTER, TEXAS,
(a municipal corporation of the State of Texas located in Grayson County)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 PROJECT)**

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page, inside cover and appendices hereto, is to provide certain information in connection with the issuance and sale by the City of Gunter, Texas (the "City") of its $15,667,000* aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project) (the "Bonds").

INITIAL PURCHASERS ARE ADVISED THAT THE BONDS BEING OFFERED PURSUANT TO THIS LIMITED OFFERING MEMORANDUM ARE BEING OFFERED INITIALLY TO AND ARE BEING SOLD ONLY TO "ACCREDITED INVESTORS" AS DEFINED IN RULE 501 OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT") AND "QUALIFIED INSTITUTIONAL BUYERS" AS DEFINED IN RULE 144A PROMULGATED UNDER THE SECURITIES ACT. THE LIMITATION OF THE INITIAL OFFERING TO QUALIFIED INSTITUTIONAL BUYERS AND ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE BONDS. PROSPECTIVE INVESTORS SHOULD BE AWARE OF CERTAIN RISK FACTORS, ANY OF WHICH, IF MATERIALIZED TO A SUFFICIENT DEGREE, COULD DELAY OR PREVENT PAYMENT OF PRINCIPAL OF AND/OR INTEREST ON THE BONDS. THE BONDS ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS. SEE "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS," "SUITABILITY FOR INVESTMENT" AND "BONDHOLDERS' RISKS."

The Bonds are being issued by the City pursuant to the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, as amended (the "PID Act"), the ordinance authorizing the issuance of the Bonds expected to be enacted by the City Council of the City (the "City Council") on July 16, 2026 (the "Bond Ordinance"), and an Indenture of Trust, dated as of August 1, 2026 (the "Indenture"), to be entered into by and between the City and U.S. Bank Trust Company, National Association, as Trustee (the "Trustee"). The Bonds will be secured by a pledge of and first lien upon the Trust Estate consisting primarily of revenue from assessments ("Assessments") expected to be levied against assessable property located within Improvement Area #1 (as defined herein) (the "Assessed Property") of the Taylor Ranch Public Improvement District (the "District") pursuant to an ordinance expected to be enacted by the City Council on July 16, 2026 (the "Assessment Ordinance"). The City created the District pursuant to a resolution adopted by the City Council on September 18, 2025 (the "Creation Resolution").

Reference is made to the Indenture for a full statement of the authority for, and the terms and provisions of, the Bonds. All capitalized terms used in this Limited Offering Memorandum that are not otherwise defined herein shall have the meanings set forth in the Indenture. See "APPENDIX A — Form of Indenture."

Set forth herein are brief descriptions of the City, the District, P3Works, LLC (the "Administrator"), the Assessment Ordinance, the Bond Ordinance, the Service and Assessment Plan (as defined herein), the Construction, Funding, and Acquisition Agreement (as defined herein), the "Palmer Lakes Development Agreement" between the City and MM Taylor Ranch 496, LLC, a Texas limited liability company (the "Developer") effective May 11, 2023 (the "Development Agreement"), and the Taylor Ranch NSSA Improvements Completion Agreement (as defined herein), together with summaries of terms of the Bonds and the Indenture and certain provisions of the PID Act. All references herein to such documents and the PID Act are qualified in their entirety by reference to such documents or such PID Act and all references to the Bonds are qualified by reference to the definitive forms thereof and the information with respect thereto contained in the Indenture. Copies of these documents may be obtained during the

* *Preliminary; subject to change.*

period of the offering of the Bonds from the Underwriter, FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Phone: (214) 302-2246. The Form of Indenture appears in APPENDIX A and the Form of Service and Assessment Plan appears in APPENDIX B. The information provided under this caption "INTRODUCTION" is intended to provide a brief overview of the information provided in the other captions herein and is not intended, and should not be considered, fully representative or complete as to the subjects discussed in this Limited Offering Memorandum.

PLAN OF FINANCE

The District

The PID Act authorizes municipalities, such as the City, to create public improvement districts within their boundaries or extraterritorial jurisdiction, and to impose assessments within the public improvement district to pay for certain improvements. The District was created for the purpose of undertaking and financing the cost of certain public improvements within the District, including the Improvement Area #1 Projects (as defined herein), authorized by the PID Act and approved by the City Council that confer a special benefit on the District.

The boundaries of the District are shown in the "MAP SHOWING BOUNDARIES OF THE DISTRICT, IMPROVEMENT AREA #1 AND THE MAJOR IMPROVEMENT AREA" on page v. The District is located within the corporate limits of the City.

Development Plan and Plan of Finance

The District is composed of approximately 491.423 acres which are being developed as a master-planned residential development expected to contain approximately 649 single-family residential lots in a combination of 50', 80', and 100' lots at buildout. The Developer will develop the District in distinct areas, which development began with development of the infrastructure to serve Improvement Area #1 of the District and a portion of the major infrastructure to serve the entire District. See "THE DEVELOPMENT — Development Plan." The area shown as Improvement Area #1 on the "MAP SHOWING BOUNDARIES OF THE DISTRICT, IMPROVEMENT AREA #1 AND THE MAJOR IMPROVEMENT AREA" on page v is referred to herein as "Improvement Area #1." The area shown as the Major Improvement Area on the "MAP SHOWING BOUNDARIES OF THE DISTRICT, IMPROVEMENT AREA #1 AND THE MAJOR IMPROVEMENT AREA" on page v is referred to herein as the "Major Improvement Area." Individual distinct areas which may be developed within the Major Improvement Area in the future are referred to herein as "Future Improvement Areas."

The Developer purchased approximately 497 acres (the "Purchased Property"), which includes the land comprising the District, in two separate transactions on July 1, 2022: (i) 232.911 acres from the Marc Taylor Irrevocable Trust at a purchase price of $7,569,607.50 and (ii) 264.531 acres from New Alpha Holdings, LLC at a purchase price of $8,597,257.50. The purchase of the Purchased Property was financed with the Chambers Loan (as defined herein) and through funds provided from a 1031 exchange. The Chambers Loan was refinanced with the TC(N) Loan (as defined herein) and builder earnest money, and the TC(N) Loan was subsequently refinanced with the Liberty Loan (as defined herein). See "THE DEVELOPER – History and Financing of the District."

To refinance the TC(N) Loan and fund development in the District, the Developer obtained a loan (the "Liberty Loan") in an amount up to $20,500,000 from Liberty Bankers Life Insurance Company (the "Lender"). As of May 27, 2026, the Liberty Loan is outstanding in the amount of $17,029,865. The Liberty Loan is secured by the Purchased Property. See "THE DEVELOPER – History and Financing of the District."

Improvement Area #1 of the District consists of approximately 229.792 acres and is expected to include a total of 301 single-family lots in a mixture of 50', 80' and 100' lots. The Major Improvement Area of the District consists of approximately 261.631 acres and is expected to include approximately 348 single-family lots.

The Developer expects to construct improvements consisting of (i) certain roadway, water, sewer, and storm drainage improvements that will benefit only Improvement Area #1 of the District and expend certain soft costs related thereto (the "Improvement Area #1 Improvements") and (ii) certain roadway and water improvements benefitting the entire District (including certain Non-Assessed Property (as defined in the Service and Assessment Plan) within the

District) and certain parcels adjacent to the District ("Offsite Benefited Property") and expend certain soft costs related thereto and District Formation Costs (as defined in the Service and Assessment Plan) (such improvements and expenditures, the "Major Improvements"). No assessments will be levied on such Non-Assessed Property for the portion of the costs of the Major Improvements allocable to the Non-Assessed Property and the Developer will pay for the portion of the Actual Costs of the Major Improvements that benefit the Non-Assessed Property in lieu of the City levying Assessments against such property. The Developer will also pay for the portion of the Actual Costs of the Major Improvements that benefit the Offsite Benefited Property without reimbursement by the City. The Improvement Area #1 Improvements and the portion of the Major Improvements benefitting Improvement Area #1 are collectively referred to herein as the "Improvement Area #1 Projects." The allocable portion of the Major Improvements benefitting the Major Improvement Area is referred to herein as the "Major Improvement Area Projects."

The Developer began initial grading in Improvement Area #1 in Q2 2024. Construction of the utility and portions of the Improvement Area #1 Improvements and construction of the Major Improvements are expected to begin in Q3 2026. The Improvement Area #1 Improvements and Major Improvements are expected to be completed in Q4 2027. The expected cost of the Improvement Area #1 Improvements is $10,820,776* and the expected cost of the Major Improvements (excluding the portion allocable to the Non-Assessed Property and the Offsite Benefited Property) is $2,197,359*. As of May 15, 2026, the Developer had expended approximately $1,500,000 on the Improvement Area #1 Improvements (which included grading and engineering costs) and $200,000 on the Major Improvements (which included engineering costs), all of which was financed with the Liberty Loan. See "THE DEVELOPER – History and Financing of the District."

The City will finance the project costs for the Improvement Area #1 Projects from proceeds of the Bonds, which are expected to be sufficient to fund such costs. To the extent the proceeds of the Bonds are insufficient to pay the costs of the Improvement Area #1 Projects, such costs will be paid by the Developer without reimbursement from the City. The Developer will submit payment requests on a monthly basis for costs actually incurred in developing and constructing the Improvement Area #1 Projects and be paid in accordance with the Indenture and the Taylor Ranch Public Improvement District Improvement Area #1 Projects Construction, Funding, and Acquisition Agreement (the "Construction, Funding, and Acquisition Agreement"). See "THE IMPROVEMENT AREA #1 PROJECTS – General," "THE DEVELOPMENT – Development Plan" and "APPENDIX F – Form of Construction, Funding, and Acquisition Agreement."

Concurrently with the issuance of the Bonds, the City is expected to issue its $2,034,000* City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Major Improvement Area Project) (the "Major Improvement Area Bonds") to finance the costs of the Major Improvement Area Projects. The Major Improvement Area Bonds will be secured by assessments levied on property in the Major Improvement Area of the District only. Such assessments are not security for the Bonds.

The Developer is also responsible for constructing the MM Taylor Regional NSSA Improvements (as defined herein) as more particularly described under "THE DEVELOPMENT – Utilities." The MM Taylor Regional NSSA Improvements are expected to cost approximately $4,883,391. The costs of the MM Taylor Regional NSSA Improvements are expected to be financed with funds provided by the Platinum Ranch Development Loans (as defined herein). See "THE DEVELOPMENT – Utilities," and "THE DEVELOPER – History and Financing for of the District." The proceeds of the Platinum Ranch Development Loans available to complete the MM Taylor Regional NSSA Improvements are expected to be sufficient to fund the MM Taylor Regional NSSA Improvements. To provide additional security for the completion of the MM Taylor Regional NSSA Improvements and the Phase 1 MM Platinum Regional NSSA Improvements (as defined herein), both of which are necessary to provide water and wastewater service to the District, the Developer, MM Platinum Ranch, LLC ("MM Platinum") and MM Platinum Ranch II, LLC ("MM Platinum II") will enter into a completion agreement as described under "THE DEVELOPMENT – Taylor Ranch NSSA Improvements Completion Agreement."

The City expects to issue one or more series of bonds (collectively, the "Future Improvement Area Bonds") to finance the cost of local improvements benefitting the Future Improvement Areas. The estimated costs of the local

* *Preliminary; subject to change.*

improvements benefitting the Future Improvement Areas of the District will be determined at the same time Future Improvement Areas are developed, and the Service and Assessment Plan will be updated to identify the improvements to be constructed within the Future Improvement Areas of the District and financed by each new series of Future Improvement Area Bonds. Such Future Improvement Area Bonds will be secured by separate assessments levied pursuant to the PID Act on assessable property within the applicable Future Improvement Area of the District.

Homebuilders in the District

The Developer has entered into lot purchase and sale agreements with Siena Homes, LLC ("Siena"), an entity owned and controlled by Mehrdad Moayedi, the Developer principal, and Beazer Homes of Texas, LP ("Beazer") for all lots in Improvement Area #1 of the District as more particularly described under "THE DEVELOPMENT – Lot Purchase and Sale Agreements in the District." The Developer has not entered into any contracts for the sale of lots in the Future Improvement Areas; however, Siena and Beazer each hold a 50% right of first refusal on such lots.

The Bonds

Proceeds of the Bonds will provide funds for (i) paying all or a portion of the Actual Costs of the Improvement Area #1 Projects, (ii) paying a portion of the costs incidental to the organization and administration of the District, and (iii) paying the Bond Issuance Costs, including funding a reserve fund and paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Improvement Area #1 Projects, and other costs related to the issuance of the Bonds. "Bond Issuance Costs" means the costs associated with issuing the Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter's discount, underwriter's counsel, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of the Bonds. To the extent that a portion of the proceeds of the Bonds is allocated for the payment of the costs of issuance of the Bonds and less than all of such amount is used to pay such costs, the excess amount may, at the option of the City, be transferred first to the Improvement Area #1 Projects Account of the Project Fund or, if no Actual Costs remain to be funded, to the Principal and Interest Account of the Bond Fund to pay interest on the Bonds. See "THE IMPROVEMENT AREA #1 PROJECTS," "APPENDIX A – Form of Indenture" and "SOURCES AND USES OF FUNDS."

Payment of the Bonds is secured by a first lien on, security interest in and pledge of the Trust Estate, consisting primarily of Assessments to be levied against the Assessed Property within the District, all to the extent and upon the conditions described herein and in the Indenture. See "SECURITY FOR THE BONDS," "ASSESSMENT PROCEDURES" and "APPENDIX A – Form of Indenture."

The Bonds, the Major Improvement Area Bonds, and any Future Improvement Area Bonds shall never constitute an indebtedness or general obligation of the City, the State of Texas (the "State"), or any other political subdivision of the State, within the meaning of any constitutional provision or statutory limitation whatsoever, but the Bonds are limited and special obligations of the City payable solely from the Trust Estate as provided in the Indenture. Neither the faith and credit nor the taxing power of the City, the State or any other political subdivision of the State is pledged to the payment of the Bonds. The Major Improvement Area Bonds and any Future Improvement Area Bonds to be issued by the City are not offered pursuant to this Limited Offering Memorandum.

DESCRIPTION OF THE BONDS

General Description

The Bonds will mature on the dates and in the amounts set forth in the inside cover page of this Limited Offering Memorandum. Interest on the Bonds will accrue from their date of delivery to the Underwriter (the "Closing Date") and will be computed on the basis of a 360-day year of twelve 30-day months. Interest on the Bonds will be payable on each March 15 and September 15 (each an "Interest Payment Date"), commencing September 15, 2026, until maturity or prior redemption. U.S. Bank Trust Company, National Association is the initial Trustee, Paying Agent and Registrar for the Bonds.

The Bonds will be issued in fully registered form, without coupons, in authorized denominations of $100,000 of principal and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $100,000, then the authorized denomination of such Bonds shall be the amount of such Outstanding Bond ("Authorized Denominations"). Upon initial issuance, the ownership of the Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), and purchases of beneficial interests in the Bonds will be made in book-entry only form. See "BOOK-ENTRY ONLY SYSTEM" and "SUITABILITY FOR INVESTMENT."

Redemption Provisions

Optional Redemption. The City reserves the right and option to redeem the Bonds maturing on or after September 15, 20__, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 15, 20__, such redemption date or dates to be fixed by the City, at the redemption price of par plus accrued and unpaid interest to the date of redemption for such Bonds (the "Redemption Price") upon written direction from the City, to be provided to the Trustee no fewer than 45 days before the date fixed for redemption (or such shorter time as may be acceptable to the Trustee), directing the Trustee to provide notice of redemption as provided in the Indenture.

Extraordinary Optional Redemption. Notwithstanding any provision in the Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part, and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of the Indenture) or any other transfers to the Redemption Fund under the terms of the Indenture, or as a result of unexpended amounts transferred from the Project Fund pursuant to the terms of the Indenture. No fewer than 45 days before the date fixed for redemption (or such shorter time as may be acceptable to the Trustee), the City will provide the Trustee a City Certificate directing the Bonds to be redeemed pursuant to the Indenture and in accordance with the provisions of the Indenture, and directing the Trustee to provide notice of redemption as provided in the Indenture. See "ASSESSMENT PROCEDURES — Prepayment of Assessments" for the definition and description of Prepayments and "APPENDIX A — Form of Indenture."

Mandatory Sinking Fund Redemption. The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to the Indenture, on the dates and in the respective Sinking Fund Installments as set forth in the following schedules:

$_____ Term Bonds Maturing September 15, 20__

Redemption Date	Sinking Fund Installment
September 15, 20__	$
September 15, 20__†	

$_____ Term Bonds Maturing September 15, 20__

Redemption Date	Sinking Fund Installment
September 15, 20__	$
September 15, 20__†	

† Stated maturity.

At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by the two next succeeding paragraphs, the Trustee shall select a principal amount of Bonds (in accordance with the Indenture) of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to the Indenture shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to the Indenture shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions of the Indenture and not previously credited to a mandatory sinking fund redemption.

Notice of Redemption. The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds are in book-entry-only form and held by DTC as security depository, references to Owner in the Indenture means Cede & Co., as nominee for DTC.

The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Outstanding Bonds are to be redeemed, and subject to the Indenture, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

Any notice given as provided in the Indenture shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

The City has the right to rescind any optional redemption or extraordinary optional redemption described in the Indenture by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. Upon written direction from the City, the Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Additional Provisions with Respect to Redemption. The following defined terms apply to this subsection:

"Substantial Amount Redemption" means an extraordinary optional redemption of Bonds pursuant to the Indenture of a principal amount of Bonds that is greater than or equal to ten percent (10%) of the Outstanding principal amount of the Bonds.

"Minor Amount Redemption" means an extraordinary optional redemption of Bonds pursuant to the Indenture of a principal amount of Bonds that is less than ten percent (10%) of the Outstanding principal amount of the Bonds.

If less than all of the Bonds are to be redeemed pursuant to a mandatory sinking fund redemption, optional redemption, or extraordinary optional redemption, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by

dividing the principal amount of the Bonds by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion, but not less than $1,000, may be issued.

In selecting the Bonds to be redeemed pursuant to a mandatory sinking fund redemption, the Trustee may select Bonds in any method that results in a random selection.

In selecting the Bonds to be redeemed pursuant to an optional redemption, the Trustee may rely on the directions provided in a City Certificate.

If less than all of the Bonds are called for extraordinary optional redemption pursuant to the Indenture, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds shall be redeemed in inverse order of maturity.

Upon surrender of any Bond for redemption in part, the Trustee in accordance with the Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

BOOK-ENTRY ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by DTC while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry Only System has been provided by DTC for use in disclosure documents such as this Limited Offering Memorandum. The City and the Underwriter believe the source of such information to be reliable, but neither the City nor the Underwriter takes responsibility for the accuracy or completeness thereof.

The City cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis or (3) DTC will serve and act in the manner described in this Limited Offering Memorandum. The current rules applicable to DTC are on file with the United States Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered security certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities

certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its registered subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing companies that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+". The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all Bonds of the same maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant of such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal, interest and all other payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detailed information from the City or Paying Agent/Registrar, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Trustee, the Paying Agent/Registrar, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, interest and payments

to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Trustee, the Paying Agent/Registrar or the City, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the City or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered. Thereafter, Bond certificates may be transferred and exchanged as described in the Indenture.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but none of the City, the City's Municipal Advisor or the Underwriter take any responsibility for the accuracy thereof.

NONE OF THE CITY, THE TRUSTEE, THE PAYING AGENT/REGISTRAR, THE CITY'S MUNICIPAL ADVISOR OR THE UNDERWRITER WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DTC PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DTC PARTICIPANTS, THE INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE BONDS. THE CITY CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE DTC PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM. THE CURRENT RULES APPLICABLE TO DTC ARE ON FILE WITH THE SECURITIES AND EXCHANGE COMMISSION, AND THE CURRENT PROCEDURES OF DTC TO BE FOLLOWED IN DEALING WITH DTC PARTICIPANTS ARE ON FILE WITH DTC.

LIMITATIONS APPLICABLE TO INITIAL PURCHASERS

Each initial purchaser is advised that the Bonds being offered pursuant to this Limited Offering Memorandum are being offered and sold only to "accredited investors" as defined in Rule 501 of Regulation D promulgated under the Securities Act and "qualified institutional buyers" as defined in Rule 144A promulgated under the Securities Act. Each initial purchaser of the Bonds (each, an "Investor") will be deemed to have acknowledged, represented and warranted to the City as follows:

1) The Investor has authority and is duly authorized to purchase the Bonds and to execute any instruments and documents required to be executed by the Investor in connection with the purchase of the Bonds.

2) The Investor is an "accredited investor" under Rule 501 of Regulation D of the Securities Act or a "qualified institutional buyer" under Rule 144A of the Securities Act, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations, to be able to evaluate the risks and merits of the investment represented by the Bonds.

3) The Bonds are being acquired by the Investor for investment and not with a view to, or for resale in connection with, any distribution of the Bonds, and the Investor intends to hold the Bonds solely for its own account for investment purposes and for an indefinite period of time and does not intend at this time to dispose of all or any part of the Bonds. However, the Investor may sell the Bonds at any time the Investor deems appropriate. The Investor understands that it may need to bear the risks of this investment for an indefinite time, since any sale prior to maturity may not be possible.

4) The Investor understands that the Bonds are not registered under the Securities Act and that such registration is not legally required as of the date hereof; and further understands that the Bonds (a) are not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any

state, (b) will not be listed in any stock or other securities exchange, and (c) will not carry a rating from any rating service.

5) The Investor acknowledges that it has either been supplied with or been given access to information, including financial statements and other financial information, and the Investor has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning the City, the Improvement Area #1 Projects, the Bonds, the security therefor, and such other information as the Investor has deemed necessary or desirable in connection with its decision to purchase the Bonds (collectively, the "Investor Information"). The Investor has received a copy of this Limited Offering Memorandum relating to the Bonds. The Investor acknowledges that it has assumed responsibility for its review of the Investor Information and it has not relied upon any advice, counsel, representation or information from the City in connection with the Investor's purchase of the Bonds. The Investor agrees that none of the City, its councilmembers, officers, or employees shall have any liability to the Investor whatsoever for, or in connection with the Investor's decision to purchase the Bonds except for gross negligence, fraud or willful misconduct, to the extent permitted by law. For the avoidance of doubt, it is acknowledged that the Underwriter is not deemed an officer or employee of the City.

6) The Investor acknowledges that the obligations of the City under the Indenture are special, limited obligations payable solely from amounts paid by the City pursuant to the terms of the Indenture and the City shall not be directly or indirectly or contingently or morally obligated to use any other moneys or assets of the City for amounts due under the Indenture. The Investor understands that the Bonds are not secured by any pledge of any moneys received or to be received from taxation by the City, the State or any political subdivision or taxing district thereof; that the Bonds will never represent or constitute a general obligation or a pledge of the faith and credit of the City, the State or any political subdivision thereof; that no right will exist to have taxes levied by the State or any political subdivision thereof for the payment of principal and interest on the Bonds; and that the liability of the City and the State with respect to the Bonds is subject to further limitations as set forth in the Bonds and the Indenture.

7) The Investor has made its own inquiry and analysis with respect to the Bonds and the security therefor. The Investor is aware that the development of the District involves certain economic and regulatory variables and risks that could adversely affect the security for the Bonds.

The Investor acknowledges that the sale of the Bonds to the Investor is made in reliance upon the certifications, representations and warranties described in items 1-7 above.

SECURITY FOR THE BONDS

The following is a summary of certain provisions contained in the Indenture. Reference is made to the Indenture for a full statement of the terms and provisions of the Bonds. Investors must read the entire Indenture to obtain information essential to the making of an informed investment decision. See "APPENDIX A — Form of Indenture."

General

THE BONDS ARE SPECIAL, LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM A FIRST LIEN ON, SECURITY INTEREST IN, AND PLEDGE OF THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. THE BONDS DO NOT GIVE RISE TO A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE CITY AND ARE PAYABLE SOLELY FROM THE SOURCES IDENTIFIED IN THE INDENTURE. THE OWNERS OF THE BONDS SHALL NEVER HAVE THE RIGHT TO DEMAND PAYMENT THEREOF OUT OF MONEY RAISED OR TO BE RAISED BY TAXATION, OR OUT OF ANY FUNDS OF THE CITY OTHER THAN THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. NO OWNER OF THE BONDS SHALL HAVE THE RIGHT TO DEMAND ANY EXERCISE OF THE CITY'S TAXING POWER TO PAY THE PRINCIPAL OF THE BONDS OR THE INTEREST OR REDEMPTION PREMIUM, IF ANY, THEREON. THE CITY SHALL HAVE NO LEGAL OR MORAL OBLIGATION TO PAY THE BONDS OUT OF ANY FUNDS OF THE CITY OTHER THAN THE TRUST ESTATE.

The principal of, premium, if any, and interest on the Bonds are secured by a pledge of and a lien upon the Trust Estate, consisting primarily of the Assessments expected to be levied against the Assessed Property within Improvement Area #1 of the District and other funds comprising the Trust Estate, all to the extent and upon the conditions described herein and in the Indenture. In accordance with the PID Act, the City has caused the preparation of a Service and Assessment Plan (as may be amended and supplemented, the "Service and Assessment Plan") which describes the special benefit received by the property within the District, including Improvement Area #1 of the District, provides the basis and justification for the determination of special benefit on such property, establishes the methodology for the levy of the Assessments and provides for the allocation of Pledged Revenues for payment of principal of, premium, if any, and interest on the Bonds. The Service and Assessment Plan is reviewed and updated annually for the purpose of determining the annual budget for improvements and the Annual Installments (as defined below) of Assessments due in a given year. The determination by the City of the assessment methodology set forth in the Service and Assessment Plan is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on all current and future landowners within the District. See "APPENDIX B — Form of Service and Assessment Plan."

Pledged Revenues

The City is authorized by the PID Act, the Assessment Ordinance and other provisions of law to finance the Improvement Area #1 Projects by levying Assessments upon properties in Improvement Area #1 of the District benefitted thereby. For a description of the assessment methodology and the amounts of Assessments levied in Improvement Area #1 of the District, see "ASSESSMENT PROCEDURES" and "APPENDIX B — Form of Service and Assessment Plan."

Pursuant to the Indenture, "Pledged Revenues" are the sum of (i) the Assessment Revenue, less the Annual Collection Costs; and (ii) any additional revenues that the City may pledge to the payment of Bonds. "Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds. "Annual Installments" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including both principal and interest) as shown on the Assessment Roll (as defined herein); which annual payment includes the Annual Collection Costs and the up to 0.50% additional interest rate (the "Additional Interest") collected on each annual payment of the Assessments as described in the Indenture and as calculated in the Service and Assessment Plan or in any Annual Service Plan Update. The City will covenant in the Indenture that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof to be enforced continuously. See "SECURITY FOR THE BONDS — Pledged Revenue Fund," "APPENDIX A — Form of Indenture" and "APPENDIX B — Form of Service and Assessment Plan."

The PID Act provides that the Assessments (including any reassessment, with interest, the expense of collection and reasonable attorney's fees, if incurred) are a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims, except liens and claims for State, county, school district, or municipality ad valorem taxes and are a personal liability of and charge against the owners of property, regardless of whether the owners are named and runs with the land. Pursuant to the PID Act, the Assessment Lien is effective from the date of the Assessment Ordinance until the Assessments are paid (or otherwise discharged) and is enforceable by the City Council in the same manner that an ad valorem property tax levied against real property may be enforced by the City Council. See "ASSESSMENT PROCEDURES" herein. The Assessment Lien is superior to any homestead rights of a property owner that were properly claimed after the adoption of the Assessment Ordinance. However, an Assessment Lien may not be foreclosed upon if any homestead rights of a property owner were properly claimed prior to the adoption of the Assessment Ordinance ("Pre-existing Homestead Rights") for as long as such rights are maintained on the property. See "BONDHOLDERS' RISKS – Assessment Limitations."

Collection and Deposit of Assessments

The Assessments shown on the Assessment Roll, together with the interest thereon, shall first be applied to the payment of the principal of and interest on the Bonds as and to the extent provided in the Service and Assessment Plan and the Indenture.

The Assessments assessed to pay debt service on the Bonds, together with interest thereon, are payable in Annual Installments established by the Assessment Ordinance and the Service and Assessment Plan to correspond, as nearly as practicable, to the debt service requirements for the Bonds. An Annual Installment of an Assessment is expected to be made payable in the Assessment Ordinance in each fiscal year of the City preceding the date of final maturity of the Bonds which, if collected, will be sufficient to pay debt service requirements attributable to Assessments in the Service and Assessment Plan. Each Annual Installment is payable as provided in the Service and Assessment Plan and the Assessment Ordinance.

A record of the Assessments on each parcel, tract or lot which are to be collected in each year during the term of the Bonds is shown on the Assessment Roll. Sums received from the collection of the Assessments to pay the debt service requirements (including delinquent installments, Foreclosure Proceeds and penalties) and of the interest thereon shall be deposited into the Bond Pledged Revenue Account of the Pledged Revenue Fund. Notwithstanding the foregoing, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund. The Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund. See "SECURITY FOR THE BONDS — Pledged Revenue Fund" and "APPENDIX A — Form of Indenture."

The portions of the Annual Installments of Assessments collected to pay Annual Collection Costs shall be deposited in the Administrative Fund and shall not constitute Pledged Revenues.

Unconditional Levy of Assessments

The City will impose Assessments on the property within Improvement Area #1 of the District to pay the principal of and interest on the Bonds scheduled for payment from Pledged Revenues as described in the Indenture and in the Service and Assessment Plan and coming due during each Fiscal Year. The Assessments shall be effective on the date of, and strictly in accordance with the terms of, the Assessment Ordinance. Each Assessment may be paid immediately in full or in periodic Annual Installments over a period of time equal to the term of the Bonds, which installments shall include interest on the Assessments. Pursuant to the Assessment Ordinance, interest on the Assessments will be calculated at the rate of interest on the Bonds plus the Additional Interest Rate, calculated on the basis of a 360-day year of twelve 30-day months. Such rate may be adjusted as described in the Service and Assessment Plan. Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated on or about September 1 and shall be billed on or about October 1 of each year. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments will be due when billed on or about October 1, 2026, and will be delinquent if not paid prior to February 1, 2027.

As authorized by Section 372.018(b) of the PID Act, the City will calculate and collect each year while the Bonds are Outstanding and unpaid, an amount to pay the annual costs incurred by the City in the administration and operation of the District (the "Annual Collection Costs"). The portion of each Annual Installment used to pay the Annual Collection Costs shall remain in effect from year to year until all Bonds are finally paid or until the City adjusts the amount of the levy after an annual review in any year pursuant to Section 372.013 of the PID Act. The amounts levied to pay Annual Collection Costs shall be due in the manner set forth in the Assessment Ordinance on October 1 of each year and shall be delinquent if not paid by February 1 of the following year. Amounts collected to pay Annual Collection Costs do not secure repayment of the Bonds.

There will be no discount for the early payment of Assessments.

Assessments, together with interest, penalties, and expense of collection and reasonable attorneys' fees, as permitted by the Texas Tax Code, shall be a first and prior lien against the property assessed, superior to all other liens and claims, except liens or claims for State, county, school district or municipality ad valorem taxes and shall be a personal liability of and charge against the owner of the property regardless of whether the owners are named and runs

with the land. The lien for Assessments and penalties and interest begins on the effective date of the Assessment Ordinance and continues until the Assessments are paid or until all Bonds are finally paid.

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

Perfected Security Interest

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of the Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under the Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under the Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur. See "APPENDIX A — Form of Indenture."

Pledged Revenue Fund

On or before March 1 of each year while the Bonds are Outstanding and beginning March 1, 2027, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited into the Pledged Revenue Fund, the City shall deposit or cause to be deposited Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement, in accordance with the Indenture, (iii) third, to the Additional Interest Reserve Account of the Reserve Fund in an amount equal to the Additional Interest collected, if any, as described under "— Reserve Fund" herein, (iv) fourth, to pay Actual Costs of the Improvement Area #1 Projects, and (v) fifth, to pay other costs permitted by the PID Act as identified in a City Certificate delivered to the Trustee.

From time to time as needed to pay the obligations relating to the Bonds, but no later than five Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account and transfer to the Principal and Interest Account of the Bond Fund, an amount, taking into account any amounts then on deposit in such Principal and Interest Account, and any expected transfers from the Capitalized Interest Account to the Principal and Interest Account, such that the amount on deposit in the Principal and Interest Account equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

If, after the foregoing transfers and any transfer from the Reserve Fund as provided under "Reserve Fund" herein, there are insufficient funds to make the payments provided for above, the Trustee shall apply the available funds in the Principal and Interest Account first, to the payment of interest, and second, to the payment of principal (including any Sinking Fund Installments) on the Bonds, as described in the Indenture.

Notwithstanding the provisions described above, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

Notwithstanding the provisions described above, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an account of the Reserve Fund, and the other deposits described in the first paragraph of this subsection, the City may direct the Trustee, by City Certificate, to apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid.

Any additional Pledged Revenues remaining after the satisfaction of the foregoing shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to the Indenture.

Bond Fund

On each Interest Payment Date, the Trustee shall withdraw from the Principal and Interest Account and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds, less any amount to be used to pay interest on the Bonds on such Interest Payment Date from the Capitalized Interest Account as provided in the Indenture.

If amounts in the Principal and Interest Account are insufficient for the purposes set forth above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in the order described under the heading "— Reserve Fund" below. Amounts so withdrawn from the Reserve Fund shall be deposited in the Principal and Interest Account and transferred to the Paying Agent/Registrar.

Moneys in the Capitalized Interest Account shall be used for the payment of interest on the Bonds on the following dates and in the following amounts:

Date	**Amount**

Any amounts on deposit in the Capitalized Interest Account after the payment of interest on the dates and in the amounts listed above shall be transferred to the Improvement Area #1 Projects Account of the Project Fund, as directed by the City Certificate, or if the Improvement Area #1 Projects Account of the Project Fund has been closed as provided in the Indenture, such amounts shall be transferred to the Redemption Fund to be used to redeem Bonds and the Capitalized Interest Account shall be closed.

Project Fund

Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to either (i) the instructions on the memorandum to be issued by the City's financial advisor (the "Closing Memorandum") as of the Closing Date, (ii) one or more City Certificates or (iii) an executed, completed, and accepted Closing Disbursement Request.

Money on deposit in the Improvement Area #1 Projects Account shall only be used to pay Actual Costs of the Improvement Area #1 Projects, except as otherwise provided for in the Indenture. Disbursements from the Improvement Area #1 Projects Account to pay District Formation Costs or other costs related to the creation of the District shall be made by the Trustee pursuant to either (i) the Closing Memorandum, (ii) one or more City Certificates or (iii) an executed, completed, and accepted Closing Disbursement Request. Disbursements from the Improvement Area #1 Projects Account of the Project Fund to pay all other Actual Costs of the Improvement Area #1 Projects shall be made by the Trustee upon receipt by the Trustee of either a properly executed and completed Certification for Payment or written direction from the City or its designee approving the disbursement to the Developer or the Developer's designee. The disbursement of funds from the Improvement Area #1 Projects Account of the Project Fund pursuant to a Closing Memorandum, Closing Disbursement Request or Certification for Payment shall be pursuant to and in accordance with the disbursement procedures described in the Construction, Funding, and Acquisition Agreement or as provided in a Closing Memorandum, Closing Disbursement Request or Certification for

Payment, provided that the Trustee may rely solely and conclusively on the Closing Memorandum, City Certificate, Closing Disbursement Request or Certification of Payment or other written direction from the City or its designee in making a disbursement from the Improvement Area #1 Projects Account of the Project Fund. Such provisions and procedures related to such disbursements contained in the Construction, Funding, and Acquisition Agreement, are incorporated by reference in the Indenture and deemed set forth in the Indenture in full.

If the City Representative determines in his or her sole discretion that amounts then on deposit in the Improvement Area #1 Projects Account of the Project Fund are not expected to be expended for purposes of the Account due to the abandonment, or constructive abandonment, of the Improvement Area #1 Projects such that, in the opinion of the City Representative, it is unlikely that the amounts in the Improvement Area #1 Projects Account of the Project Fund will ever be expended for the purposes of such Account, the City Representative shall file a City Certificate with the Trustee which identifies the amounts then on deposit in the Improvement Area #1 Projects Account of the Project Fund that are not expected to be used for purposes of such Account. If such City Certificate is so filed, the amounts on deposit in the Improvement Area #1 Projects Account of the Project Fund shall be transferred to the Redemption Fund to redeem Bonds on the earliest practicable date after notice of redemption has been provided in accordance with the Indenture.

In making any determination pursuant to the Indenture, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

Upon receipt of a City Certificate stating that all Improvement Area #1 Projects have been completed and that all Actual Costs of the Improvement Area #1 Projects have been paid, or that any such Actual Costs of the Improvement Area #1 Projects are not required to be paid from the Improvement Area #1 Projects Account of the Project Fund pursuant to a Certification for Payment or written direction from the City or its designee, the Trustee shall transfer the amount, if any, remaining within the Improvement Area #1 Projects Account of the Project Fund to the Principal and Interest Account of the Bond Fund or to the Redemption Fund to be used to redeem Bonds pursuant to the Indenture as directed by the City Representative in a City Certificate filed with the Trustee. Upon such transfer the Improvement Area #1 Projects Account of the Project Fund shall be closed. If the Improvement Area #1 Projects Account has been closed as provided above and the Costs of Issuance Account of the Project Fund has been closed pursuant to the provisions of the Indenture, the Project Fund shall be closed.

Not later than six months following the Closing Date, or upon an earlier determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred first to the Improvement Area #1 Projects Account of the Project Fund and used to pay Actual Costs, or, if no Actual Costs remain to be funded, then to the Principal and Interest Account of the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

Notwithstanding anything to the contrary in the Indenture or in the Construction, Funding, and Acquisition Agreement, the Trustee shall not be required to make any investigation into any facts or matters stated in any Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate, or other written direction from the City or its designee provided as described in the Indenture or to review any attachments thereto and shall have no liability on account of any disbursement from the Project Fund (including subaccounts) in accordance with such Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate or other written direction from the City or its designee, provided that it has complied with the procedures required in the Indenture with respect to such Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate or other written direction. The Trustee shall have no responsibility whatsoever to disburse or transfer funds from the Improvement Area #1 Projects Account of the Project Fund under the Indenture absent written directions from the City.

Reserve Fund

The Reserve Account of the Reserve Fund will be held by the Trustee for the benefit of the Bonds and funded with proceeds of the Bonds in the amount of the initial Reserve Account Requirement. The City agrees with the Owners of the Bonds to accumulate from the deposits described in the Indenture, and when accumulated, maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement, except

to the extent such deficiency is due to the application of Prepayments described below. Pursuant to the Indenture, the "Reserve Account Requirement" for the Bonds shall be an amount equal to the least of (i) Maximum Annual Debt Service on the Bonds as of the Closing Date, (ii) 125% of average Annual Debt Service on the Bonds as of the Closing Date, or (iii) 10% of the lesser of the principal amount of the Outstanding Bonds or the original issue price of the Bonds. As of the Closing Date, the Reserve Account Requirement is $_____.

The Additional Interest Reserve Account of the Reserve Fund will be held by the Trustee for the benefit of the Bonds. The Trustee, if needed, will transfer from the Pledged Revenue Fund to the Additional Interest Reserve Account on March 15 and September 15 of each year, commencing March 15, 2027, an amount equal to the Additional Interest collected, if any, as shown on the Assessment Roll attached to the Service and Assessment Plan or an Annual Service Plan Update, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. The Additional Interest Reserve Requirement is an amount equal to 5.50% of the principal amount of the Outstanding Bonds to be funded from Assessment Revenues to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account. See "APPENDIX A — Form of Indenture" and "APPENDIX B — Form of Service and Assessment Plan."

If the amount on deposit in the Additional Interest Reserve Account shall at any later time be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall resume collecting the Additional Interest and shall file a City Certificate with the Trustee instructing the Trustee to resume depositing the Additional Interest from the Pledged Revenue Fund into the Additional Interest Reserve Account until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account; provided, however, that the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to the Indenture. If, after such deposits, there is surplus Additional Interest remaining, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. In calculating the amounts to be transferred pursuant to the Indenture, the Trustee may conclusively rely on the Annual Installments as shown on the Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update unless and until it receives a City Certificate directing that a different amount be used.

Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of such funds.

Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to the Indenture, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of Bonds to be redeemed with Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayments toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate as a result of such Prepayments and as a result of the transfer from the Reserve Account under the Indenture, the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Principal and Interest Account to be used for the payment of debt service on the Bonds on the next Interest Payment Date in accordance with the Indenture, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due for rebatable arbitrage, (ii) to the Improvement Area #1 Projects Account of the Project Fund if such application and the expenditure of funds is

expected to occur within three years of the Closing Date, or (iii) for such other use specified in such City Certificate if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on any Bond.

Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency.

At the final maturity of the Bonds, the amount on deposit in the Reserve Account and the Additional Interest Reserve Account shall be transferred to the Principal and Interest Account of the Bond Fund and applied to the payment of the principal of the Bonds.

If, after a Reserve Account withdrawal, the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with the Indenture.

If the amount held in the Reserve Fund together with the amounts held in the Bond Fund and Redemption Fund are sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

Administrative Fund

The City shall deposit or cause to be deposited to the District Administration Account of the Administrative Fund the amounts collected each year to pay Annual Collection Costs and Delinquent Collection Costs. Moneys in the District Administration Account of the Administrative Fund shall be held by the Trustee separate and apart from the other Funds and Accounts created and administered under the Indenture and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan. See "APPENDIX B — Form of Service and Assessment Plan."

THE ADMINISTRATIVE FUND IS NOT PART OF THE TRUST ESTATE AND IS NOT SECURITY FOR THE BONDS.

Defeasance

All Outstanding Bonds shall, prior to the Stated Maturity or redemption date thereof, be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided in the Indenture, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose, shall be sufficient to pay when due the principal of and interest on the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other qualified third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Bonds to become due on the Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency then publishing a rating on the Bonds that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to the Indenture nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall, be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any payment

for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

"Defeasance Securities" means Investment Securities then authorized by applicable law for the investment of funds to defease public securities. "Investment Securities" means those authorized investments described in the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended (the "PFIA"); and provided such investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time. Under current State law, Investment Securities that are authorized for the investment of funds to defease public securities are (a) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America; (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality, and that, on the date the governing body of the City adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent; and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the City adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent.

There is no assurance that the current law will not be changed in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds. Because the Indenture does not contractually limit such investments, Owners may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those currently permitted under State law. There is no assurance that the ratings for U.S. Treasury securities used as Defeasance Securities or for any other Defeasance Security will be maintained at any particular rating category.

Events of Default

Each of the following occurrences or events constitutes an "Event of Default" under the Indenture:

1. The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;
2. The failure of the City to enforce the collection of the Assessments including the prosecution of foreclosure proceedings;
3. The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided, however, that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make the payments; and
4. Default in the performance or observance of any covenant, agreement or obligation of the City under the Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

Notwithstanding the foregoing, nothing in the Indenture will be an Event of Default if it is in violation of any applicable state law or court order.

Remedies in Event of Default

Subject to provisions of the Indenture with respect to certain liabilities of the City, upon the happening and continuance of any Event of Default, the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under the Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by the Indenture or by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained in the Indenture, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted; provided further that the Trustee shall only be obligated to

exercise such one or more of the rights and powers conferred by the Indenture as so directed if Trustee shall have been indemnified by the Owners as provided in the Indenture. Notwithstanding the foregoing, the Trustee may refuse to follow any direction that it believes conflicts with Applicable Laws or the Indenture or that the Trustee determines is unduly prejudicial to the rights of any Owner of Bonds (it being understood that the Trustee does not have any affirmative duty to ascertain whether or not any action or forbearance is unduly prejudicial to such Owner) or that would involve the Trustee in personal liability; provided, however that the Trustee may take any other action deemed proper to the Trustee that is not inconsistent with such direction. Prior to taking any act under the Indenture, the Trustee shall be entitled to indemnification satisfactory to it in its sole discretion against all losses and expenses caused by taking or not taking any such action. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

THE PRINCIPAL OF THE BONDS SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

If the assets of the Trust Estate are sufficient to pay all amounts due with respect to all Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due in an Event of Default, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

Whenever moneys are to be applied pursuant to the Indenture, irrespective of whether other remedies authorized under the Indenture shall have been pursued in whole or in part, the Trustee may, but solely upon receipt of indemnity satisfactory in the sole discretion of the Trustee in accordance with the Indenture, cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of the Indenture. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the reasonable judgment of the Trustee, proper for the purpose which may be designated in such request.

Restriction on Owner's Actions

No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of the Indenture or for the execution of any trust thereof or any other remedy under the Indenture, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of not less than 25% of the aggregate principal amount of the Bonds then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers granted in the Indenture or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in the Indenture, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers granted in the Indenture, or to institute such action, suit, or proceeding in its own name, (v) no written direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice the Indenture by its, his, or their action or to enforce any right under the Indenture except in the manner provided in the Indenture, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided in the Indenture and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, as advised by counsel, be conditions precedent to the

execution of the powers and trusts of the Indenture and to any action or cause of action for the enforcement of the Indenture or for any other remedy under the Indenture.

Subject to provisions of the Indenture with respect to certain liabilities of the City, nothing in the Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued under the Indenture to the respective Owners thereof at the time and place, from the source and in the manner expressed in the Indenture and in the Bonds.

In case the Trustee or any Owners shall have proceeded to enforce any right under the Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights under the Indenture, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Application of Revenues and Other Moneys After Event of Default

All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of the Indenture with respect to Events of Default shall, after payment of the costs and expenses of the proceedings resulting in the collection of such amounts, the expenses (including fees and expenses of its counsel and agents), liabilities, and advances owing to or incurred or made by the Trustee, and the fees of the Trustee in carrying out the Indenture, during the continuance of an Event of Default, notwithstanding the provisions of the Indenture described under "—Remedies in Event of Default" above, be applied by the Trustee, on behalf of the City, to the payment of interest and principal or Redemption Price then due on the Bonds, as follows:

FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and

SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners.

In the event funds are not adequate to cure any of the Events of Default described above, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of the Indenture.

The restoration of the City to its prior position after any and all defaults have been cured, as provided above, shall not extend to or affect any subsequent default under the Indenture or impair any right consequent thereon.

Investment or Deposit of Funds

Money in any Fund or Account established pursuant to the Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two days in advance of the making of such investment. The money in any Fund or Account shall be invested in time deposits or certificates of deposit secured in the manner required by law for public funds, or be invested in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, in obligations of any agencies or instrumentalities thereof, or in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to

time; provided that all such deposits and investments shall be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Notwithstanding the preceding sentence, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in the Indenture) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. Investments shall be valued each year in terms of current market value as of September 30. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, such investments shall be promptly sold to prevent any default.

Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of the Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in the Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

Against Encumbrances

Other than Refunding Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in the Indenture, or upon any other property pledged under the Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

So long as Bonds are Outstanding under the Indenture, and except as set forth in the Indenture, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and Refunding Bonds, if any, secured by any pledge of or other lien or charge on the Trust Estate, except for other indebtedness incurred in compliance with the Indenture.

Additional Obligations or Other Liens

The City reserves the right, subject to the provisions contained in the Indenture, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on the Trust Estate and are not payable from the Pledged Revenues.

The City reserves the right to issue Refunding Bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding Refunding Bonds and to pay all costs incident to the Refunding Bonds, as authorized by the laws of the State. Other than Refunding Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omit to be done any matter or things whatsoever whereby the lien of the Indenture or the priority thereof might or could be lost or impaired.

Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from the Trust Estate so long as such pledge is subordinate to the pledge of the Trust Estate securing payment of the Bonds.

No Refunding Bonds, Additional Obligations, or subordinate obligations may be issued by the City unless: (1) the principal (including sinking fund installments) of such Refunding Bonds, Additional Obligations or subordinate obligations are scheduled to mature on September 15 of the years in which principal is scheduled to mature, and (2) the interest on such Refunding Bonds, Additional Obligations or subordinate obligations must be scheduled to be paid on March 15 and September 15 of the years in which interest is scheduled to be paid.

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2026[1]	$	$	$
2027[1]			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
2054			
2055			
2056			
Total	**$**	**$**	**$**

[1] Moneys in the Capitalized Interest Account will be used for the payment of the interest due on the Bonds on September 15, 2026, March 15, 2027 and September 15, 2027.

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SOURCES AND USES OF FUNDS

The following table summarizes the sources and uses of proceeds of the Bonds:

Sources of Funds:	
Principal Amount	$
Total Sources	$
Uses of Funds:	
Deposit to Improvement Area #1 Projects Account of the Project Fund	$
Deposit to Capitalized Interest Account of the Bond Fund	
Deposit to Reserve Account of the Reserve Fund	
Deposit to District Administration Account of the Administrative Fund	
Deposit to Costs of Issuance Account of the Project Fund	
Underwriter's Discount[(1)]	
Total Uses	$

(1) Includes Underwriter's Counsel's fee of $_____.

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OVERLAPPING TAXES AND DEBT

Overlapping Taxes and Debt

The land within Improvement Area #1 of the District has been, and is expected to continue to be, subject to taxes and assessments imposed by taxing entities other than the City. Such taxes are payable in addition to the Assessments levied by the City.

In addition to the City, Grayson County, Texas, Grayson County Junior College District and the Gunter Independent School District ("Gunter ISD") may each levy ad valorem taxes upon land in Improvement Area #1 of the District for payment of debt incurred by such governmental entities and/or for payment of maintenance and operations expenses. The City has no control over the level of ad valorem taxes or special assessments levied by such other taxing authorities. The District is located within the corporate limits of the City and within Grayson County, Texas.

The following tables reflect the estimated overlapping ad valorem tax rates and overlapping indebtedness payable from ad valorem taxes with respect to property within Improvement Area #1 of the District, as well as City debt secured by the Assessments, after delivery of the Bonds.

OVERLAPPING TAX RATES

Taxing Entity	Tax Year 2025 Ad Valorem Tax Rate[1]
City	$0.525650
Grayson County, Texas	0.305100
Grayson County Junior College District	0.145980
Gunter ISD	1.187200
Total Existing Tax Rate	$2.163930
Estimated Average Annual Installment in Improvement Area #1 of the District as a tax rate equivalent per Parcel[2]	$0.798441
Estimated Total Tax Rate and Average Annual Installment in Improvement Area #1 of the District as a tax rate equivalent per Parcel[3]	**$2.962371**

(1) As reported by the taxing entities. Per $100 in taxable assessed value.
(2) *Preliminary, subject to change.* Source: P3Works, LLC. Derived from information presented in the Service and Assessment Plan. See "APPENDIX B – Form of Service and Assessment Plan."

Source: Grayson Central Appraisal District and the City.

OVERLAPPING DEBT

Taxing or Assessing Entity[1]	Gross Outstanding Debt as of 6/1/2026	Estimated Percentage Applicable[1]	Direct and Estimated Overlapping Debt
The City (Assessments - The Bonds)[2]	$ 15,667,000	100.000%	$15,667,000
The City	1,960,000	6.308%	123,634
Grayson County, Texas	28,075,000	0.150%	42,179
Grayson County Junior College District	203,365,000	0.128%	259,832
Gunter ISD	86,050,000	3.014%	2,593,238
TOTAL[2]	$335,117,000		$18,685,883

(1) Based on the Appraisal (as defined herein) for Improvement Area #1 of the District and on the Tax Year 2025 Net Taxable Assessed Valuations for the taxing entities.
(2) *Preliminary, subject to change.*
Source: Municipal Advisory Council of Texas

Agricultural Use

If land is devoted principally to agricultural use, a landowner can apply for an agricultural valuation on the property and pay ad valorem taxes based on the land's agricultural value. Agricultural use includes production of crops or livestock. It also can include leaving the land idle for a government program or for normal crop or livestock rotation. If land qualified for an agricultural valuation but the land use changes to a non-agricultural use, "rollback taxes" are assessed for each of the previous 3 years in which the land received the lower agricultural valuation. The rollback tax is the difference between taxes paid on land's agricultural value and the taxes that the landowner would have paid if the land had been taxed on a higher market value plus interest charged for each year from the date on which taxes would have been due.

If the land use changes to a non-agricultural use on only a portion of a larger tract, the landowner can fence off the remaining land and maintain the agricultural valuation on the remaining land. In this scenario, the landowner would only be responsible for rollback taxes on that portion of the land for which use changed and not for the entire tract.

Under Texas law, an owner of land that is entitled to an agricultural valuation has the right to redeem such property after a tax sale for delinquent ad valorem property taxes for a period of two years after the tax sale by paying to the tax sale purchaser a 25% premium, if redeemed during the first year, or a 50% premium, if redeemed during the second year, over the purchase price paid at the tax sale and certain qualifying costs incurred by the purchaser.

All of the property in the District is currently subject to an agricultural use valuation with respect to its ad valorem taxes. The property in the District is subject to hay and/or grazing leases. These leases and lessees' operations on the property allow the property to maintain its agricultural valuation. The Developer has terminated these leases in Improvement Area #1 and expects to terminate these leases in Future Improvement Areas as construction of improvements commences. The Developer expects that the agricultural valuation in Improvement Area #1 of the District will terminate in 2026. It is expected that rollback taxes will be paid by the Developer or purchasers from the Developer during development of the District and prior to purchase of parcels or lots by homeowners.

Homeowners' Association

In addition to the Assessments described above, the Developer anticipates that each lot owner in Improvement Area #1 of the District will pay a maintenance and operation fee and/or a property owner's association fee annually to a homeowners' association (the "HOA").

ASSESSMENT PROCEDURES

General

Capitalized terms used under this caption and not otherwise defined in this Limited Offering Memorandum shall have the meanings given to such terms in the Service and Assessment Plan. As required by the PID Act, when the City determined to defray a portion of the costs of the Improvement Area #1 Projects through Assessments, it adopted a resolution generally describing the Improvement Area #1 Projects and the land within Improvement Area #1 of the District to be subject to Assessments to pay the cost therefor. The City has caused an assessment roll to be prepared (the "Assessment Roll"), which Assessment Roll shows the land within Improvement Area #1 of the District to be assessed, the amount of the benefit to and the Assessment against each lot or parcel of land and the number of Annual Installments in which the Assessment is divided. The Assessment Roll was filed with the City Secretary and made available for public inspection. Statutory notice was or will be given to the owners of the property to be assessed and a public hearing will be conducted to hear testimony from affected property owners as to the propriety and advisability of undertaking the Improvement Area #1 Projects and funding a portion of the same with Assessments. The City expects to levy the Assessments and adopt the Assessment Ordinance immediately prior to adopting the Bond Ordinance. After such adoption, the Assessments will become legal, valid and binding liens upon the property against which the Assessments have been made.

Under the PID Act, the Actual Costs of the Improvement Area #1 Projects may be assessed by the City against the Assessed Property in Improvement Area #1 of the District so long as the special benefit conferred upon the Assessed Property by the Improvement Area #1 Projects equals or exceeds the Assessments. The costs of the Improvement Area

#1 Projects may be assessed using any methodology that results in the imposition of equal shares of cost on Assessed Property similarly benefited. The allocation of benefits and assessments to the benefitted land within the District, including land in Improvement Area #1, is set forth in the Service and Assessment Plan, which should be read in its entirety. See "APPENDIX B — Form of Service and Assessment Plan."

Assessment Methodology

The Service and Assessment Plan describes the special benefit to be received by each parcel of assessable property as a result of the Improvement Area #1 Authorized Improvements (as defined herein), provides the basis and justification for the determination that such special benefit exceeds the Assessments being levied, and establishes the methodology by which the City allocates the special benefit of the Improvement Area #1 Authorized Improvements to parcels in a manner that results in equal shares of costs being apportioned to parcels similarly benefited. As described in the Service and Assessment Plan, a portion of the costs of the Improvement Area #1 Authorized Improvements are being funded with proceeds of the Bonds, which are payable from and secured by the Trust Estate consisting primarily of the Pledged Revenues, which consist primarily of the Assessments.

As set forth in the Service and Assessment Plan, the City Council has determined that the Actual Costs associated with the Improvement Area #1 Authorized Improvements will be allocated to each Parcel of Assessed Property based on the ratio of Estimated Buildout Value of each Parcel designated as Assessed Property to the Estimated Buildout Value of all Assessed Property. The Improvement Area #1 Initial Parcel is the only Parcel currently within the Improvement Area #1 Assessed Property, and as such, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Authorized Improvements. As further set forth in the Service and Assessment Plan, the City Council has determined that the costs of the Major Improvements shall first be allocated to the Non-Assessed Property, the Offsite Benefited Property and the assessed property in the District, which includes Improvement Area #1 and the Major Improvement Area, proportionality based upon acreage. The costs of the Major Improvements allocated to the assessed property in the District are then allocated to the Assessed Property and the benefited property in the Major Improvement Area based upon Estimated Buildout Value. Currently, the costs of the Major Improvements are allocated as follows: Improvement Area #1—38.86%; Major Improvement Area—58.19%; Non-Assessed Property—1.85%; Offsite Benefited Property—1.10%. The portion of the costs of the Major Improvements allocable to the Non-Assessed Property and the Offsite Benefited Property shall be paid for by the Developer without reimbursement by the City. Improvement Area #1 consists of six tax parcels, four of which constitute the Improvement Area #1 Initial Parcel and which are allocated 100% of the Assessments, initially allocated to each of the four tax parcels on a pro-rata basis based on acreage as reported by the Grayson Central Appraisal District.

The following table provides additional analysis with respect to special assessment methodology, including the value to assessment burden ratio per unit (lot), equivalent tax rate per unit, and leverage per unit related to the Assessments. The information in the table was obtained from and calculated using information provided in the Service and Assessment Plan and the Appraisal. See "APPENDIX B — Form of Service and Assessment Plan" and "APPENDIX E — Appraisal."

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VALUE TO LIEN ANALYSIS, ASSESSMENT ALLOCATION, EQUIVALENT TAX RATE AND LEVERAGE PER UNIT IN IMPROVEMENT AREA #1 OF THE DISTRICT*

Lot type	Planned No. of Units	Estimated Finished lot Value per unit(1)	Projected Average Home Value per unit(2)	Total Assessment per unit	Average Annual Installment of Total Assessment per unit	Tax Rate Equivalent of Average Annual Installment of Assessment (per $100 Home Value)	Estimated Ratio of Estimated Lot Value to Assessment	Estimated Ratio of Projected Average Home Value to Assessment
50’	221	$98,704	$475,000	$46,265.62	$3,792.60	$0.798441	2.13	10.27
80’	65	$152,832	$675,000	$65,745.88	$5,389.48	$0.798441	2.32	10.27
100’	15	$189,221	$800,000	$77,921.04	$6,387.53	$0.798441	2.43	10.27
Total	301							

Source: P3Works, LLC and information presented in the Service and Assessment Plan

(1) Estimated discount cash flow value of finished lots calculated based on information provided in the Appraisal. See “APPRAISAL” and “APPENDIX E – Appraisal.”
(2) Estimated value provided by the Developer.

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* *Preliminary; subject to change.*

For further explanation of the Assessment methodology, see "APPENDIX B — Form of Service and Assessment Plan."

The City has determined that the foregoing method of allocation will result in the imposition of equal shares of the Assessments on parcels similarly situated within Improvement Area #1 of the District. The Assessments and interest thereon are expected to be paid in Annual Installments as described above. The determination by the City of the assessment methodology set forth in the Service and Assessment Plan is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers within the District. See "APPENDIX B — Form of Service and Assessment Plan."

Collection and Enforcement of Assessment Amounts

Under the PID Act, the Annual Installments may be collected in the same manner and at the same time as ad valorem taxes of the City. The Assessments may be enforced by the City in the same manner that an ad valorem tax lien against real property is enforced. Delinquent installments of the Assessments incur interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes. Under the PID Act, the Assessment Lien is a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for State, county, school district or municipality ad valorem taxes. See "BONDHOLDERS' RISKS — Assessment Limitations" herein.

The Indenture contains the covenant of the City to collect, or cause to be collected, Assessments as provided in the Assessment Ordinance. No less frequently than annually, City staff or a designee of the City shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Assessed Parcel. Assessments for Annual Collection Costs shall be allocated among all Assessed Parcels in proportion to the amount of the Annual Installments for the Assessed Parcels.

The Indenture provides that the City covenants, agrees and warrants that, for so long as any Bonds are Outstanding, it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments.

To the extent permitted by law, notice of the Annual Installments will be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

The City will determine or cause to be determined, no later than March 1 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel.

The City expects that it will implement the basic timeline and procedures for Assessment collections and pursuit of delinquencies set forth in Exhibit D of the City Disclosure Agreement set forth in APPENDIX D-1 and comply therewith to the extent that the City reasonably determines that such compliance is the most appropriate timeline and procedures for enforcing the payment of delinquent Assessments.

The City shall not be required under any circumstances to expend any funds for Delinquent Collection Costs in connection with its covenants and agreements under the Indenture or otherwise other than funds on deposit in the Administrative Fund.

Annual Installments will be paid to the City or its agent. Annual Installments are due on October 1 of each year, and become delinquent on February 1 of the following year. In the event Assessments are not timely paid, there are penalties and interest as set forth below:

Date Payment Received	Cumulative Penalty	Cumulative Interest	Total
February	6%	1%	7%
March	7%	2%	9%
April	8%	3%	11%
May	9%	4%	13%
June	10%	5%	15%
July	12%	6%	18%

After July, the penalty remains at 12%, and interest accrues at the rate of 1% each month. In addition, if an account is delinquent in July, a 20% attorney's collection fee may be added to the total penalty and interest charge. In general, property subject to lien may be sold, in whole or in parcels, pursuant to court order to collect the amounts due. An automatic stay by creditors or other entities, including governmental units, could prevent governmental units from foreclosing on property and prevents liens for post-petition taxes from attaching to property and obtaining secured creditor status unless, in either case, an order lifting the stay is obtained from the bankruptcy court. In most cases, post-petition Assessments are paid as an administrative expense of the estate in bankruptcy or by order of the bankruptcy court.

Assessment Amounts

Assessment Amounts. The maximum amounts of the Assessments will be established by the methodology described in the Service and Assessment Plan. The Assessment Roll sets forth for each year the Annual Installment for each Assessed Property consisting of the annual payment allocable to the Bonds and the Improvement Area #1 Projects for each Assessed Property, which amount includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable. The Annual Installments for the Assessments may not exceed the amounts shown on the Assessment Roll. The Assessments will be levied against the parcels comprising the Assessed Property as indicated on the Assessment Roll. See "APPENDIX B — Form of Service and Assessment Plan" and "APPENDIX F — Form of Construction, Funding and Acquisition Agreement."

The Annual Installments shown on the Assessment Roll will be reduced to equal the actual costs of repaying the Bonds (which amount will include the Additional Interest) and actual Annual Collection Costs (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

Maximum Assessment. The Service and Assessment Plan establishes a "Maximum Assessment" for each lot type in Improvement Area #1 of the District, which Maximum Assessment is currently calculated in the amounts shown under "— Assessment Amounts – VALUE TO LIEN ANALYSIS, ASSESSMENT ALLOCATION, EQUIVALENT TAX RATE AND LEVERAGE PER UNIT IN IMPROVEMENT AREA #1 OF THE DISTRICT" above. See also "APPENDIX B — Form of Service and Assessment Plan."

Method of Apportionment of Assessments. For purposes of the Service and Assessment Plan, the City Council has determined that the Assessments shall be initially allocated to the Improvement Area #1 Initial Parcel, and then further allocated to the Parcels consisting of the Assessed Property based on the ratio of Estimated Buildout Value of each Parcel in Improvement Area #1 to Estimated Buildout Value of all Parcels in Improvement Area #1.

> Division Prior to Recording of Subdivision Plat. Upon the division of any Assessed Property prior to the recording of subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:
>
> $$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

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

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

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

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property

E= the number of newly subdivided Lots with same Lot Type

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

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

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

For further information about apportionment of the Assessments, See "APPENDIX B — Form of Service and Assessment Plan."

Prepayment of Assessments

The Indenture and the Service and Assessment Plan provide for certain optional and mandatory prepayments as described below (each, a "Prepayment"). To the extent that any Assessment is prepaid, the lien on real property associated with such Assessment Prepayment shall be released and any rights of the Trustee and the bond owners to request the City to proceed with foreclosure procedures for the purpose of protecting and enforcing the rights of the bond owners with respect to such property shall terminate.

Optional Prepayment. Pursuant to the PID Act and the Indenture, the owner of any property assessed may voluntarily prepay all or part of any Assessment levied against any lot or parcel, together with accrued interest to the date of payment, at any time. Upon receipt of such Prepayment, such amounts will be applied towards the redemption or payment of the Bonds. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as payment of regularly scheduled Assessments.

Mandatory Prepayment of Assessments. If Assessed Property or a portion thereof if conveyed to a party that is exempt from payment of the Assessments under applicable law, or the owner causes any Lot, Parcel or portion of Assessed Property to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the outstanding Assessment, plus all Prepayment Costs and Delinquent Collection Costs, if any, for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment.

Mandatory Prepayment if Assessment Exceeds Maximum Assessment. The Service and Assessment Plan establishes a "Maximum Assessment" for each lot type in Improvement Area #1 of the District as described above. Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per lot for any lot type exceeding the Maximum Assessment. If the Administrator determines that the resulting Assessment per lot for any lot type will exceed the Maximum Assessment, then (i) the Assessment applicable to each lot type shall each be reduced to the Maximum Assessment, and (ii) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, as a mandatory Prepayment of the Assessment, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

Mandatory Prepayment of Assessments—Prepayment as a Result of a Taking. If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise

provided by the Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the applicable Maximum Assessment, in which case the Assessment and Annual Installments applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the assessment on the Remaining Property. In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

Priority of Lien

The Assessments or any reassessment, the expense of collection, and reasonable attorney's fees, if incurred, constitute a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for the State, county, school district or municipality ad valorem taxes, and are a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of the Assessment Ordinance until the Assessment is paid and may be enforced by the City in the same manner as an ad valorem tax levied against real property may be enforced by the City. The owner of any property assessed may pay the entire Assessment levied against any lot or parcel, together with accrued interest to the date of payment, at any time.

Foreclosure Proceedings

In the event of delinquency in the payment of any Annual Installment, except for unpaid Assessments on homestead property (unless the lien associated with the assessment attached prior to the date the property became a homestead), the City is empowered to order institution of an action in state district court to foreclose the lien of such delinquent Annual Installment. In such action the real property subject to the delinquent Annual Installments may be sold at judicial foreclosure sale for the amount of such delinquent Annual Installments, plus penalties and interest.

Any sale of property for nonpayment of an installment or installments of an Assessment will be subject to the lien established for remaining unpaid installments of the Assessment against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent installments of the Assessments against such property as they become due and payable. Judicial foreclosure proceedings are not mandatory. In the event a foreclosure is necessary, there could be a delay in payments to owners of the Bonds pending prosecution of the foreclosure proceedings and receipt by the City of the proceeds of the foreclosure sale. It is possible that no bid would be received at the foreclosure sale, and in such event, there could be an additional delay in payment of the principal of and interest on Bonds or such payment may not be made in full. The City is not required under any circumstance to purchase the property or to pay the delinquent Assessment on the corresponding Assessed Parcel.

The Indenture contains the covenant of the City to take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and to cause no reduction, abatement or exemption in the Assessments, provided that the City is not required to expend any funds for collection and enforcement of Assessments other than funds on deposit in the Administrative Fund. Pursuant to the Indenture, Foreclosure Proceeds (excluding Delinquent Collection Costs) constitute Pledged Revenues to be deposited into the Pledged Revenue Fund upon receipt by the City and distributed in accordance with the Indenture. See "APPENDIX A – Form of Indenture." See also "APPENDIX D-1 – Form of City Disclosure Agreement" for a description of the expected timing of certain events with respect to collection of the delinquent Assessments.

The Additional Interest Reserve Account of the Reserve Fund will be funded as provided in the Indenture. The City will not be obligated to fund foreclosure proceedings out of any funds other than in the Administrative Fund. If funds in the Administrative Fund are insufficient to pay foreclosure costs, the owners of the Bonds may be required to pay amounts necessary to continue foreclosure proceedings. See "SECURITY FOR THE BONDS – Reserve Fund," "APPENDIX A – Form of Indenture" and "APPENDIX B – Form of Service and Assessment Plan."

THE CITY

Background

The City is in south central Grayson County, 12 miles southwest of the City of Sherman and 35 miles north of the City of Dallas. Access to the City is provided by State Highway 289 and Farm Road 121. The City's location as part of the growing Dallas-Fort Worth Metroplex has resulted in rapid growth over the last several years. The City currently covers approximately 17 square miles. The City's 2020 census population was 2,060 and the City estimates its current population is 2,700.

City Government

The City is a political subdivision and a Type A general law municipality of the State, duly organized and existing under the laws of the State. The City Council is comprised of the Mayor and five Council members who are elected for staggered two-year terms. The City Council formulates operating policy for the City. At an election held on May 2, 2026, voters of the City approved a change to the City's administrative structure to operate under a Council-Manager form of government. The City previously operated as a Mayor-Council form of government. Pursuant to State law, the City has sixty days from the date of the election to hire a City Manager. The City is currently engaged in a search for a City Manager and, once hired, the City Manager will serve as the chief executive of the City. The current members of the City Council and principal administrators of the City are shown on page ii hereof.

City Utility Lawsuit

Water and wastewater service to the District is currently expected to be provided by Mustang Special Utility District ("MSUD"). See "THE DEVELOPMENT – Utilities." The City previously sold its utility system to MSUD; however, Eugenia Anderson ("Plaintiff"), a City taxpayer, filed a declaratory judgment suit (the "City Utility Lawsuit") against the City and MSUD, alleging the City improperly sold its public water system and wastewater system to MSUD (the "Mustang Transaction") without holding an election for Gunter citizens in violation of TEX. GOV'T. CODE § 1502.055(a). Plaintiff further alleges that the City violated Chapter 51 of the Texas Government Code, the Texas Open Meetings Act, by improperly deliberating the Mustang Transaction during multiple executive sessions. The City Utility Lawsuit is captioned *Eugenia Anderson v. City of Gunter, Texas and Mustang Special Utility District; Cause No. CV-26-1060; In the District Court of Grayson County, Texas*. Plaintiff has requested that the Court declare that voter authorization was required before the City could sell or transfer its municipal retail water and wastewater utility systems and that the Mustang Transaction is invalid, void, and/or voidable due to lack of statutory authority. Plaintiff also seeks recovery of reasonable and necessary attorneys' fees and costs.

MSUD filed a Plea to the Jurisdiction challenging the Court's authority to consider portions of the City Utility Lawsuit against MSUD. The Court denied the Plea on April 30, 2026. MSUD appealed that decision, and the appeal is still pending before the Court of Appeals for the Fifth District of Texas (Dallas). After the appellate process ends, the City Utility Lawsuit will proceed in District Court in Grayson County against the City and possibly MSUD, depending on the outcome of the pending appeal.

The City Utility Lawsuit is stayed until the appellate process concludes. No discovery has been conducted, so there is no basis upon which to provide a reasonable opinion on the probable legal outcome. Importantly, at this time Plaintiff has not requested any relief that would stop either MSUD or the City from providing continuous and adequate water and wastewater service to all customers serviced by MSUD.

The City expects that in the event the outcome of the City Utility Lawsuit is that the City is required to take back ownership of its water and sewer system and serve the property, the City will be capable of providing water and wastewater to the District.

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Historical Employment in Grayson County

	Average Annual				
	2026[(1)]	2025	2024	2023	2022
Civilian Labor Force	73,403	72,941	71,421	69,786	67,098
Total Employed	70,371	70,120	68,633	67,133	64,612
Total Unemployed	3,032	2,821	2,788	2,653	2,486
Unemployment Rate	4.1%	3.9%	3.9%	3.8%	3.7%

Source: Texas Workforce Commission.
(1) Data through May 2026.

The major employers in Grayson County are set forth in the table below.

Employer	Product or Service	Employees
Texoma Medical Center	Health Care	3,500
Tyson	Food	1,765
Sherman ISD	Education	1,137
Ruiz Foods	Food	1,000
Wal-Mart	Retail	900
Connect General, a Cigna Company	Insurance	800
Denison ISD	Education	722
Carrus Hospital	Health Care	650
Texas Instruments	Manufacturing	600

Source: 2025 Comprehensive Annual Financial Reports of Denison and Sherman, Texas

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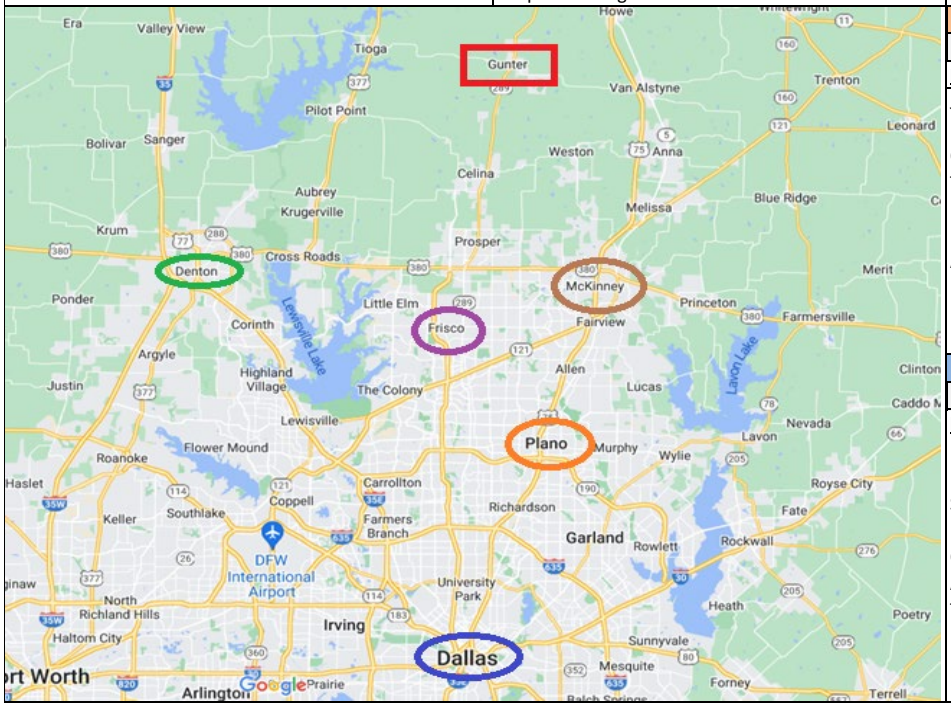
Surrounding Economic Activity

The major employers of municipalities surrounding the City are set forth in the table below.

City of Denton	
Approximately 25 miles from the City	
Employer	**Employees**
University of North Texas	8,891
Denton ISD	4,431
Peterbilt Motors Headquarters & Plant	2,000
Denton County	1,822
Denton State Supported Living Center	1,146
City of Denton	1,104
Texas Presbyterian Hospital	1,100
Texas Women's University	1,077
Medical City Denton	799
Safran Electrical & Power	571

City of McKinney	
Approximately 16 miles from the City	
Employer	**Employees**
Raytheon Space & Airborne Systems	4,500
McKinney ISD	3,689
Collin County	2,098
City of McKinney	1,682
Encore Wire	1,653
Medical City McKinney	1,500
Baylor Scott White Medical Center McKin	1,500
Globe Life	1,200
Collin College	957
Simpson Strong-Tie	700

City of Frisco	
Approximately 20 miles from the City	
Employer	**Employees**
Frisco ISD	8,850
Dallas Cowboys Football Club	2,000
City of Frisco	1,866
HCL Technologies LTD	1,866
Integrated Commercialization Solutions	1,300
Keurig Dr. Pepper	1,213
Amerisource Bergen Specialty Group	749
Baylor Medical Center (Warren Pkwy)	567
Community Impact Newspaper	500
Mario Sinacola & Sons Excavating	500



City of Plano	
Approximately 29 miles from the City	
Employer	**Employees**
JPMorgan Chase	11,261
Bank of America	6,566
Capital One Finance	5,649
Toyota Motor North America	4,938
PepsiCo Foods North America	3,759
Ericsson	3,346
AT&T Foundry and Services	2,500
Medical City Plano	2,332
Liberty Mutual Insurance Company	2,100
USAA	2,092

City of Dallas	
Approximately 45 miles from the City	
Employer	**Employees**
UT Southwestern Medical Center	22,721
Dallas ISD	22,162
Southwest Airlines	17,324
Parkland Health System	14,000
City of Dallas	13,000
AT&T Inc	10,868
Texas Instruments Inc.	7,704
Baylor Scott & White Health	7,284
Methodist Dallas Med Ctr	6,752
Dallas County	6,500

Source: Municipal Advisory Council of Texas

THE DISTRICT

General

The PID Act authorizes municipalities, such as the City, to create public improvement districts within their boundaries or extraterritorial jurisdiction, and to impose assessments within the public improvement district to pay for certain improvements. The District was created by the Creation Resolution for the purpose of undertaking and financing the cost of certain public improvements within the District, including the Improvement Area #1 Projects, authorized by the PID Act and approved by the City Council that confer a special benefit on the District property being developed. The District is not a separate political subdivision of the State and is governed by the City Council. A map of the property within the District is included on page v hereof.

Powers and Authority

Pursuant to the PID Act, the City may establish and create the District and undertake, or pay a developer for the costs of, improvement projects that confer a special benefit on property located within the District, whether located within the City limits or the City's extraterritorial jurisdiction. The PID Act provides that the City may levy and collect assessments on property in the District, or portions thereof, payable in periodic installments based on the benefit conferred by an improvement project to pay all or part of its cost.

Pursuant to the PID Act and the Creation Resolution, the City has the power to undertake, or pay a developer for the costs of, the financing, acquisition, construction or improvement of the Improvement Area #1 Projects. See "THE IMPROVEMENT AREA #1 PROJECTS." Pursuant to the authority granted by the PID Act and the Creation Resolution, the City has determined to undertake the construction, acquisition or purchase of the Improvement Area #1 Projects and to finance a portion of the costs thereof through the issuance of the Bonds. The City has further determined to provide for the payment of debt service on the Bonds through Pledged Revenues. See "ASSESSMENT PROCEDURES" herein and "APPENDIX B — Form of Service and Assessment Plan."

THE IMPROVEMENT AREA #1 PROJECTS

General

The Improvement Area #1 Projects consist of (a) Improvement Area #1's proportionate share of the costs of the Major Improvements and (b) the costs of the Improvement Area #1 Improvements. The Developer is responsible for the completion of the construction, acquisition or purchase of the Improvement Area #1 Projects. See "THE DEVELOPMENT – Development Plan." The City will finance the project costs for the Improvement Area #1 Projects from proceeds of the Bonds, which are expected to be sufficient to fund such costs. The Developer will submit payment requests on a monthly basis for costs actually incurred in developing and constructing the Improvement Area #1 Projects and be paid in accordance with the Indenture and the Construction, Funding, and Acquisition Agreement.

Improvement Area #1 Projects.

Improvement Area #1 Improvements. The Improvement Area #1 Improvements include roadway, water, sewer, and drainage improvements benefitting only Improvement Area #1 of the District.

- ***Roadway Improvements***: The roadway improvements include construction of local subdivision streets, including related paving with curb and gutters, subgrade, pavement markings and signage, and developer sidewalks that will benefit the single-family lots within Improvement Area #1. All roadway improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Water Improvements***: The water improvements consist of distribution lines for the single-family homes within Improvement Area #1. This includes PVC water lines, valves, fire hydrants, and service lines, as well as related testing and trench safety necessary to serve the Assessed Property. The water system will be designed and constructed in accordance with Texas Commission on Environmental Quality and MSUD standards. The water improvements will be owned and operated by MSUD.

- ***Sewer Improvements***: The sanitary sewer improvements consist of a gravity collection system, lift station, and force main for the single-family homes within Improvement Area #1. This includes construction and installation of PVC pipes, service lines, manholes, encasements, and appurtenances, as well as related testing and trench safety necessary to provide sanitary sewer services to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality and MSUD standards and will be owned and operated by MSUD.

- ***Drainage Improvements***: The storm drainage improvements within the single family development of Improvement Area #1 consists of RCP and/or HP storm pipes, box culverts, manholes, inlets, headwalls, and rip rap, as well as related testing and trench safety. The storm drainage improvements will be designed and constructed in accordance with the City design standards and will be owned and operated by the City.

- ***Soft Costs***: Soft and miscellaneous costs consist of cost related to designing, permitting, constructing, and installing the Improvement Area #1 Improvements including land planning and design, fees assessed by regulatory agencies, legal fees, engineering, soil and construction testing, topographic and boundary surveys, construction staking, construction management, and costs associated with financing the Improvement Area #1 Improvements.

<u>*Major Improvements*</u>. The Improvement Area #1 Projects will also include Improvement Area #1's allocable share of certain Major Improvements, as described below:

- ***Roadway Improvements***: The roadway improvements included within the first phase of the Taylor Ranch development include improving Foy Wallace Road to the south and Little Elm Creek Road to the north. These roadway improvements include construction of the lane adjacent to the first phase of development, including related concrete paving with curb and gutters, subgrade, pavement markings and signage. All roadway improvements will be designed and constructed in accordance with City standards and specifications, and the Final Geotech Report prepared for the property and will be owned and operated by the City.

- ***Water Improvements***: The water improvements consist of construction and installation of water distribution lines, including PVC water line, valves, fire hydrants, and appurtenances necessary for the water distribution system, as well as related testing and trench safety necessary to service all property in the District. The water improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality and MSUD standards. The water improvements will be owned and operated by MSUD.

- ***District Formation Costs***: District Formation Costs consist of the costs associated with forming the District, including, but not limited to, attorney fees, engineering costs, and any other cost or expense incurred by the City or the Developer directly associated with the establishment of the District.

- ***Soft Costs***: Soft and miscellaneous costs consist of costs related to designing, permitting, constructing, and installing the Major Improvements including land planning and design, fees assessed by regulatory agencies, legal fees, engineering, soil and construction testing, topographic and boundary surveys, construction staking, construction management, and costs associated with financing the Major Improvements.

The expected cost of the Improvement Area #1 Projects, Bond Issuance Costs and first year Annual Collection Costs (collectively, the "Improvement Area #1 Authorized Improvements"), is expected to be approximately $15,667,000[*], all of which are expected to be funded with the proceeds of the Bonds. See "SOURCES AND USES OF FUNDS." To the extent the proceeds of the Bonds are insufficient to pay the costs of the Improvement Area #1 Projects, such costs will be paid by the Developer without reimbursement from the City. The following table reflects the total expected costs of the Improvement Area #1 Authorized Improvements and the costs allocable to the Major Improvement Area, which are preliminary and subject to change.

[*] *Preliminary; subject to change.*

	Total Costs[a]	Privately Funded	Non-Assessed Property[g]	Offsite Benefited Property[h]	Authorized Improvements	Improvement Area #1		Major Improvement Area	
						%	Cost	%	Cost
Major Improvements[b]									
Street	$ 800,415	$ -	$ 22,954	$ 13,585	$ 763,875	40.04%	$ 305,835	59.96%	$ 458,040
Water	472,804	-	13,559	8,025	451,220	40.04%	180,656	59.96%	270,564
District Formation Costs	800,000	-	-	-	800,000	40.04%	320,299	59.96%	479,701
Soft Costs[c]	190,983	-	5,477	3,242	182,264	40.04%	72,974	59.96%	109,291
	$ 2,264,202	$ -	$ 41,991	$ 24,852	$ 2,197,359		$ 879,764		$ 1,317,595
Improvement Area #1 Improvements									
Street	$ 4,422,455	$ -	$ -	$ -	$ 4,422,455	100.00%	$ 4,422,455	0.00%	$ -
Water	950,909	-	-	-	950,909	100.00%	950,909	0.00%	-
Sewer	2,491,961	-	-	-	2,491,961	100.00%	2,491,961	0.00%	-
Drainage	1,796,082	-	-	-	1,796,082	100.00%	1,796,082	0.00%	-
Soft Costs[c]	1,159,369	-	-	-	1,159,369	100.00%	1,159,369	0.00%	-
	$ 10,820,776	$ -	$ -	$ -	$ 10,820,776		$ 10,820,776		$ -
Private Improvements[d],[i]									
Private Improvements	$ 7,351,636	$ 7,351,636	$ -	$ -	$ -	0.00%	$ -	0.00%	$ -
	$ 7,351,636	$ 7,351,636	$ -	$ -	$ -		$ -		$ -
Bond Issuance Costs[e]									
Debt Service Reserve Fund	$ 1,423,625	$ -	$ -	$ -	$ -		$ 1,249,245		$ 174,380
Capitalized Interest	1,496,571	-	-	-	-		1,188,081		308,490
Underwriter Discount[f]	531,030	-	-	-	-		470,010		61,020
Cost of Issuance	1,151,639	-	-	-	-		1,019,124		132,515
	$ 4,602,865	$ -	$ -	$ -	$ -		$ 3,926,460		$ 676,405
Other Costs[e]									
Deposit to Administrative Fund	$ 80,000	$ -	$ -	$ -	$ -		$ 40,000		$ 40,000
	$ 80,000	$ -	$ -	$ -	$ -		$ 40,000		$ 40,000
Total	**$ 25,119,478**	**$ 7,351,636**	**$ 41,991**	**$ 24,852**	**$ 13,018,135**		**$ 15,667,000**		**$ 2,034,000**

Footnotes:

[a] Per Engineer's Report dated 09/11/2025.

[b] The Major Improvements are allocated pro rata between Improvement Area #1 and the Major Improvement Area based on the ratio of Estimated Buildout Value of each area to the Estimated Buildout Value of the District.

[c] Soft costs include engineering, staking, surveying, and materials testing, and inspection fees.

[d] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds.

[e] Preliminary estimates only and subject to change upon the issuance of PID Bonds.

[f] Includes the fee of counsel to the Underwriter.

[g] The Non-Assessed Property is allocated a portion of the costs of the Major Improvements pro rata based on acreage and illustrated on **Exhibit B-2.** The Developer has agreed to pay for the allocable share of the actual costs of these Major Improvements that benefit the Non-Assessed Property and is shown as Developer Contribution - Non-Assessed Property on **Exhibit D**.

[h] The Offsite Benefited Property is allocated a portion of the costs of the Major Improvements pro rata based on acreage and illustrated on **Exhibit B-2**. The Developer has agreed to pay for the allocable share of the actual costs of these Major Improvements that benefit the Offsite Benefited Property and is shown as Developer Contribution - Offsite Benefited Property on **Exhibit D**.

[i] Private Improvements include dry utilities, gas service, final lot grading, pad moisture conditioning, erosion control and approximately $4,883,391 of the regional utility costs required to deliver final completed lots, as shown in the Engineer's Report attached as **Appendix A.**

Ownership and Maintenance of Improvements

The Improvement Area #1 Projects will be dedicated to and accepted by the City and MSUD, as applicable, and will constitute a portion of the City's and MSUD's infrastructure improvements. The City and MSUD, as applicable, will provide for the ongoing operation, maintenance and repair of the Improvement Area #1 Projects, constructed and conveyed, as outlined in the Service and Assessment Plan.

THE DEVELOPMENT

The following information has been provided by the Developer. Certain of the following information is beyond the direct knowledge of the City, the City's Municipal Advisor and the Underwriter, and none of the City, the City's Municipal Advisor or the Underwriter have any way of guaranteeing the accuracy of such information.

Overview

The land within the District will be developed as a development to be known as "Taylor Ranch" (the "Development"). The Development is an approximately 491.423-acre master planned project located within the corporate limits of the City, near the intersection of Little Elm Creek Road and Westman Road, approximately 2 miles west of Tx-289/Preston Road. The Development is approximately 19 miles south of the City of Sherman, Texas, 24 miles north of the City of Frisco, Texas, 51 miles north of the City of Dallas, Texas, and 48 miles northeast of Dallas-Fort Worth International Airport. The Development is located in Gunter ISD.

The land within the District is owned by the Developer, which is an affiliate of Centurion American Custom Homes Inc. d/b/a Centurion American Development Group Inc. ("Centurion"), as described below in "THE DEVELOPER — Description of the Developer." See "THE DEVELOPER — History and Financing of the District." The Developer develops infrastructure and community improvements (amenities, parks, trails, etc.) and sells residential lots to high-quality production homebuilders under lot takedown contracts. The Development will include a variety of trails, ponds, an amenity center and open space areas for its residents and others to enjoy. This combination will provide its residents with a community environment in which to live.

Development Plan

The Developer expects to develop the Development as a master planned residential development which is expected to consist of approximately 649 single-family units at buildout. The Developer will develop the Development in distinct areas, which development began with development of the infrastructure to serve Improvement Area #1 of the District and the major infrastructure to serve the entire District. Such development will be followed by the infrastructure to serve the Future Improvement Areas to serve the District. See "THE DEVELOPMENT — Concept Plan," "THE IMPROVEMENT AREA #1 PROJECTS" and "APPENDIX B — Form of Service and Assessment Plan."

Improvement Area #1 of the District consists of approximately 229.792 acres and is expected to include a total of 301 single-family lots in a mixture of 50', 80' and 100' lots. The Major Improvement Area of the District consists of approximately 261.631 acres and is expected to include approximately 348 single-family lots.

The Developer began initial grading in Improvement Area #1 in Q2 2024. Construction of the utility and portions of the Improvement Area #1 Improvements and construction of the Major Improvements are expected to begin in Q3 2026. The Improvement Area #1 Improvements and Major Improvements are expected to be completed in Q4 2027. The expected cost of the Improvement Area #1 Improvements is $10,820,776[*] and the expected cost of the Major Improvements (excluding the portion allocable to the Non-Assessed Property and the Offsite Benefited Property) is $2,197,359[*]. As of May 15, 2026, the Developer had expended approximately $1,500,000 on the Improvement Area #1 Improvements (which included grading and engineering costs) and $200,000 on the Major

[*] *Preliminary; subject to change.*

Improvements (which included engineering costs), all of which was financed with the Liberty Loan. See "THE DEVELOPER – History and Financing of the District."

Proceeds of the Bonds are expected to be sufficient to pay the costs of the Improvement Area #1 Projects. To the extent the proceeds of the Bonds are not sufficient to pay the costs of the Improvement Area #1 Projects, the Developer will fund the balance of the Improvement Area #1 Projects using funds from the Liberty Loan. See "SOURCES AND USES OF FUNDS." Proceeds of the Major Improvement Area Bonds are expected to be sufficient to pay the costs of the Major Improvement Area Projects. See "PLAN OF FINANCE."

Concept Plan

Below is the current concept plan of the Development as approved by the City. The concept plan is conceptual and subject to change consistent with the City's zoning and subdivision regulations.

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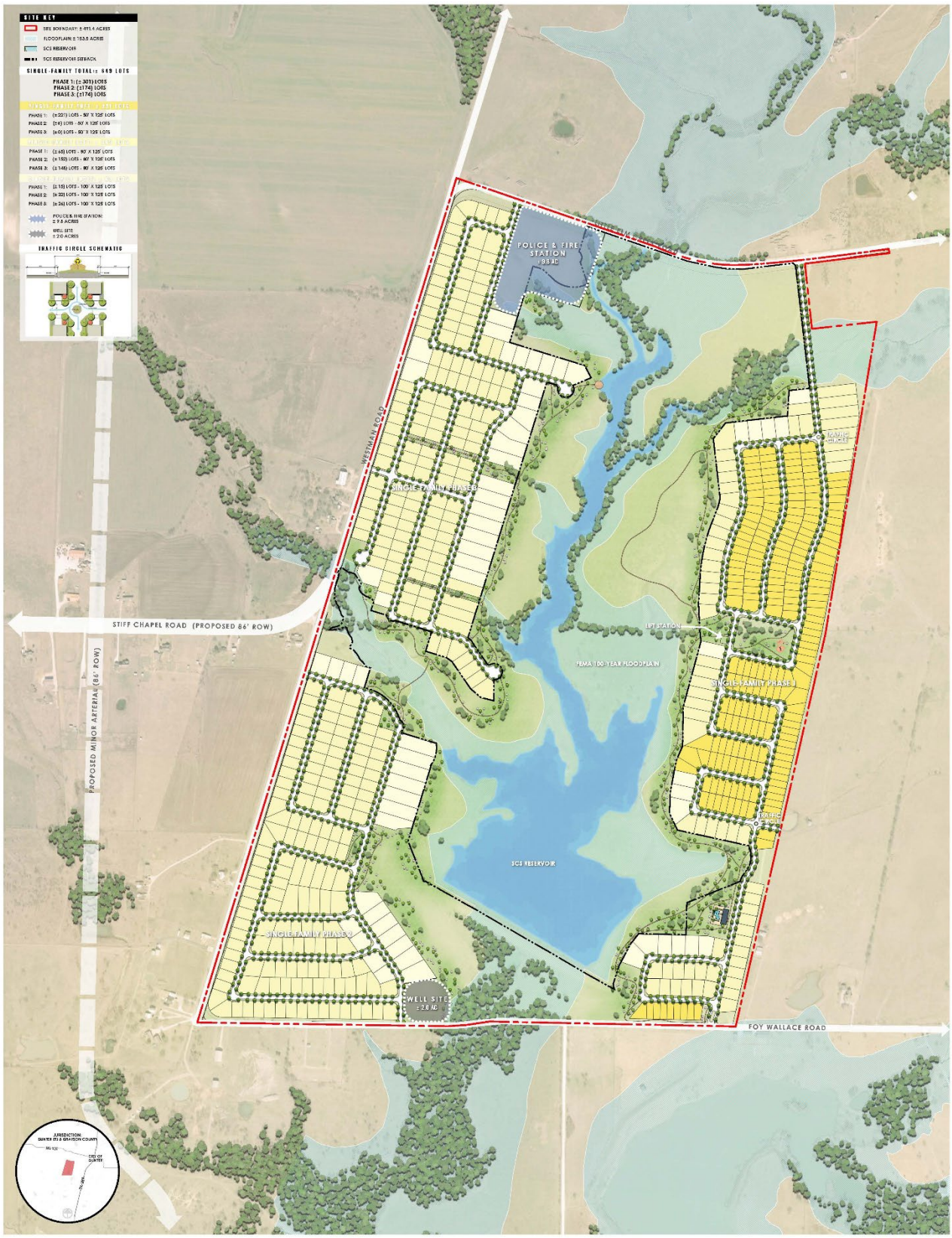

KFM ENGINEERING & DESIGN

CONCEPTUAL SITE PLAN - PID BOUNDARY

TAYLOR RANCH- CENTURION AMERICAN

Lot Purchase and Sale Agreements in the District

The Developer has entered into lot purchase and sale agreements for all of the lots within Improvement Area #1 of the District as described below. The Developer has not entered into any contracts for the sale of lots in the Future Improvement Areas; however, the Siena PSA and the Beazer PSA (both as defined below) include a right of first refusal on lots in the Future Improvement Areas of the District as described below.

Siena. The Developer has entered into a lot purchase and sale agreement with Siena (the "Siena PSA") for approximately 137 lots in Improvement Area #1 in the approximate lot mix, at the prices, and under the takedown schedule described below. Siena is an entity owned and controlled by Mehrdad Moayedi, the Developer principal. In addition, Siena is granted a right of first refusal on 50% of the lots in the Future Improvement Areas of the District under the Siena PSA.

The Siena PSA requires the Developer to complete the lots on or prior to 24 months after the earnest money release date. In the event that the Developer does not complete the lots, Siena may extend the completion date or terminate the Siena PSA.

Siena has deposited $1,000,000 in earnest money under the Siena PSA, all of which is hard, and has been released to the Developer.

Beazer. The Developer has entered into a lot purchase and sale agreement with Beazer (the "Beazer PSA") for approximately 163 lots in Improvement Area #1 in the approximate lot mix, at the prices, and under the takedown schedule described below. In addition, Beazer is granted a right of first refusal on 50% of the lots in the Future Improvement Areas of the District under the Beazer PSA.

The Beazer PSA requires the Developer to complete the lots on or prior to 24 months after the earnest money release date (February 12, 2026). In the event that the Developer does not complete the lots, Beazer may extend the completion date or terminate the Beazer PSA.

Beazer has deposited $2,500,250 in earnest money under the Beazer PSA, all of which is hard and has been released to the Developer. The Developer has executed an earnest money deed of trust securing the earnest money. Such earnest money deed of trust grants Beazer a second lien on property within Improvement Area #1 of the District.

Under both the Siena PSA and the Beazer PSA, the Developer shall (i) begin construction of a pool, clubhouse, restrooms, shade structures, trails, play area, playground, and related amenities (the "Lot PSA Amenities") in the District within 3 months of the Developer's commencement of development of the second phase of development in the District and complete such Lot PSA Amenities within 12 months of commencement thereof and (ii) complete construction of the entry monumentation, common area landscaping and irrigation, screening walls and other hardscape improvements (the "Common Area Features") within 90 days of lot completion. In the event that such Lot PSA Amenities or Common Area Features are not completed within such time period, the applicable builder's obligations to purchase lots and pay any additional consideration from a lot price annual escalator shall abate until completion of such Lot PSA Amenities or Common Area Features, as applicable.

The following table provides a summary of the terms of the lot purchase and sale agreements in the District.

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LOT PURCHASE AND SALE AGREEMENT

Homebuilder	IA	Total Lots	Lot Size	Base Price Per Lot[1]	Fees	PID Assessment Limitations	Lots per Takedown
Siena	1	90	50’	$105,000	$500/lot marketing $2,500/lot amenity[2]	Overall tax rate equivalent shall not exceed $3.09/$100 in assessed value when taking into account all taxing entities	Initial closing (on or before 15 days after substantial completion): 12 – 50’; 3 – 80’; 1 – 100’ Subsequent closings (every 90 days thereafter): 12 – 50’; 3 – 80’; 1 – 100’
	1	32	80’	$165,000			
	1	15	100’	$195,000			
Beazer	1	130	50’	$105,000	$500/lot marketing $2,500/lot amenity[2]	Overall tax rate equivalent shall not exceed $3.09/$100 in assessed value when taking into account all taxing entities	Initial closing (on or before 15 days after substantial completion): 12 – 50’; 3 – 80’ Subsequent closings (every 90 days thereafter): 12 – 50’; 3 – 80’
	1	33	80’	$165,000			
Total[3]		**300**					

[1] Excludes annual escalator of 7%.

[2] Amenity fee is payable in amounts of $1,000/lot at lot closing and $1,500/lot at the time the concrete slab for the amenity center is poured until such time as the concrete slab for the amenity center is poured. After the concrete slab is poured, the full $2,500 amenity fee shall be payable at each lot closing.

[3] Lot counts under the lot contracts are approximate and the remaining lot is expected to be absorbed by either of the builders during the lot split at the time development is completed.

Expected Build-Out and Home Prices in the Development

The Developer’s current expectations regarding estimated home prices in the District are as follows:

ESTIMATED HOME PRICES

Improvement Area	Lot Size (Width in Ft.)	Quantity	Base Lot Price Excluding Fees	Average Base Home Price*
1	50’	221	$105,000	$475,000
	80’	65	$165,000	$675,000
	100’	15	$195,000	$800,000
Future (Major Improvement Area)	80’	300	$168,000	$675,000
	100’	48	$210,000	$800,000

* Developer estimates.

The Developer expects to complete the Development in several phases over a six-year period. The following tables provide the Developer’s expected build-out schedule of the District and absorption schedule of lots for Improvement Area #1 of the District.

EXPECTED BUILD-OUT SCHEDULE THE DISTRICT

Improvement Area	Single-Family Lots	Expected Start of Internal Infrastructure	Expected Internal Infrastructure Completion Date	Expected Final Lot Sale Date
1	301	Q3 2026[1]	Q4 2027	Q2 2031
2	174	Q1 2028	Q1 2030	Q1 2032
3	174	Q1 2030	Q1 2032	Q1 2034
Total	649			

[1] Reflects start of construction of utilities, not preliminary grading.

EXPECTED ABSORPTION OF LOTS IN IMPROVEMENT AREA #1

Improvement Area #1	
Expected Final Sale Date	Total Lots
Q4 2027	31
Q1 2028	31
Q2 2028	31
Q3 2028	31
Q4 2028	31
Q1 2029	31
Q2 2029	31
Q3 2029	31
Q4 2029	31
Q1 2030	12
Q2 2030	6
Q3 2030	1
Q4 2030	1
Q1 2031	1
Q2 2031	1
Total	301

Development Agreement

The Development Agreement sets forth certain agreements between the City and the Developer relating to the development of the property within the Development, including the Developer's and the City's respective contributions to the Development, and agreements relating to the District. Capitalized terms used this section and not otherwise defined herein shall have the meanings assigned to them in the Development Agreement. See "APPENDIX G — Development Agreement."

PID Bonds. The Development Agreement provides that the City will issue up to $70,000,000 in PID Bonds and sets forth certain agreements relating to the maximum amount of assessments to be levied on property in the District. As set forth in the Development Agreement, the maximum equivalent tax rate for parcels within the District shall not exceed $3.09 per $100 assessed value when including all taxing entities at the time of the assessment of the Property based upon the estimated average home value as defined in the Service and Assessment Plan, and the District tax rate equivalent for parcels within the District shall not exceed $1.00 per $100 assessed value when including all taxing entities at the time of the assessment of the Property based upon the estimated average home value as defined in the Service and Assessment Plan.

Amenities. Under the Development Agreement, the Developer has agreed to construct an amenity center (with a swimming pool, shade structures, restrooms and a play area) (the "Amenity Center"), a trail being at least 8 feet wide, made of crushed, compacted granite or like material, which shall have trees, benches and landscaping (the "Trail"), a dog park (the "Dog Park"), and an open space park (the "Open Space Park"). Under the Development Agreement, the Developer must obtain a building permit for the Amenity Center prior to the issuance of the 301st building permit in the District and shall complete the Amenity Center within 18 months of the issuance of the building permit.

Development Fees. Under the Development Agreement, the City has agreed to waive all impact fees for water, sewer, and roadways and other capital recovery fees shall not be charged for single-family development against the Property. Pursuant to the Development Agreement, the Developer shall pay only park fees in lieu of dedication at time of building permit in the amount of $1,500 per residential unit for the first five (5) years following the Effective Date of the Development Agreement and increased by an additional $500.00 each five-year period thereafter.

Tax Increment Reinvestment Zone; Economic Development Grant. Pursuant to the Development Agreement, the City agreed to create, and has created, a TIRZ coterminous with the Property, which includes the land within the District and the remaining land outside the District. The City will dedicate 33.37% of the ad valorem tax increment generated by the TIRZ (i) for a period of up to forty (40) years or (ii) until the aggregate amount of the City's TIRZ increment placed into the TIRZ Fund, including interest on any balance, totals $47,544,467 whichever comes first. Such funds will be provided to the Developer as an economic development grant.

Taylor Ranch NSSA Improvements Completion Agreement

To provide additional security for the completion of the MM Taylor Regional NSSA Improvements and the Phase 1 MM Platinum Regional NSSA Improvements, the Developer, MM Platinum, MM Platinum II (collectively, the "Completion Agreement Developer Parties") and the Trustee will enter into the Taylor Ranch Public Improvement District Regional NSSA Improvements Completion Agreement (the "Taylor Ranch NSSA Improvements Completion Agreement") pursuant to which the Developer will covenant and agree to complete the MM Taylor Regional NSSA Improvements and MM Platinum and MM Platinum II will covenant and agree to complete the Phase 1 MM Platinum Regional NSSA Improvements, both of which are necessary to provide water and wastewater service to the District, each as set forth in the Taylor Ranch NSSA Improvements Completion Agreement. In the Taylor Ranch NSSA Improvements Completion Agreement, the Completion Agreement Developer Parties will also covenant and agree to provide evidence that they will have or will obtain sufficient funds to complete the MM Taylor Regional NSSA Improvements and the Phase 1 MM Platinum Regional NSSA Improvements.

Zoning

Pursuant to the Development Agreement, the development of the property within the District and the adjacent Platinum Ranch development will be governed by the Development Standards, as defined in the Development Agreement, and has been zoned to reflect the same. The property in the District and the Development has been zoned as a planned development district pursuant to Ordinance No. 2025-09-18-02, a planned development ordinance, and shall be subject to the provisions of the City's Code of Ordinances, approved plats, other ordinances enacted by the City Council, building codes, other construction and design standards, and other policies duly adopted by the City, as amended from time to time.

Private Improvements

The Developer plans to construct or fund certain private improvements in the District consisting of dry utilities and earthwork (collectively, the "Private Improvements") on a phase-by-phase basis. The approximate cost of the portion of the Private Improvements allocable to Improvement Area #1 is $2,468,245. Costs of the Private Improvements in Future Improvement Areas will be determined as such Future Improvement Areas are developed. The costs of the Private Improvements allocable to Improvement Area #1 will be paid entirely by the Developer using funds from the Liberty Loan without reimbursement by the City. As of May 15, 2026, the Developer has expended approximately $1,500,000 on the Private Improvements allocable to Improvement Area #1.

The Private Improvements will be dedicated to and accepted by the HOA. The HOA will provide for the ongoing operation, maintenance and repair of the Private Improvements through the administration of a maintenance and operation fee and/or a property owner's association fee to be paid by each lot owner within the District.

Amenities

The Developer will construct certain amenities within the District, including the Amenity Center (with a swimming pool, shade structures, restrooms and a play area), the Trail, the Dog Park, and the Open Space Park (the "Amenities"). Under the Development Agreement, the Developer must obtain a building permit for the Amenity Center prior to the issuance of the 301st building permit in the District and shall complete the Amenity Center within 18 months of the issuance of the building permit. See "THE DEVELOPMENT – Development Agreement."

Construction of the Amenity Center is expected to begin in Q4 2027 and be completed in Q1 2029. The Amenity Center is expected to cost approximately $1,500,000. Construction of the Amenities other than the Amenity Center and applicable to each phase will be completed on a phase-by-phase basis as each phase is developed.

Construction of the Amenities applicable to Improvement Area #1 is expected to be completed in Q1 2028. The Amenities allocable to Improvement Area #1 and the Amenity Center are expected to be funded by the Liberty Loan. The additional Amenities allocable to future phases are expected to be funded by future development loans obtained as development of additional phases commences, future builder earnest money, amenity fees, and developer equity.

Education

Gunter ISD which serves a portion of Grayson County, serves the District. Gunter ISD enrolls over 1,150 students in one high school, one middle school and one elementary school. Students in the District will attend Gunter Elementary School (approximately 2 miles from the District), Gunter Middle School (approximately 3.5 miles from the District) and Gunter High School (approximately 3.6 miles from the District). According to the Texas Education Agency ("TEA"), for the 2024-2025 school year, Gunter Elementary School and Gunter High School received a "District Accountability Rating" of "A" from the TEA, Gunter ISD received a "District Accountability Rating" of "B", and Gunter Middle School received a "District Accountability Rating" of "C" from the TEA. Greatschools.org rates Gunter Elementary School a 9/10, Gunter Middle School a 6/10, and Gunter High School an 8/10.

Existing Mineral Rights, Easements and Other Third-Party Property Rights

Third parties hold title to certain rights applicable to real property within and around the District (the "Mineral Owners"), including reservations of mineral rights and royalty interests and easements (collectively, the "Third-Party Property Rights") pursuant to various instruments in the chain of title for various tracts of land within and immediately adjacent to the District. Some of these reservations of mineral rights include a waiver by the Mineral Owners of their right to enter onto the surface of the property to explore, develop, drill, produce or extract minerals within the District. If the waiver is applicable, such Mineral Owners may only develop such mineral interests by means of wells drilled on land outside of the property of the District.

The Developer is not aware of any ongoing mineral rights development or exploration on or adjacent to the property within the District. The Developer is not aware of any interest in real property (including mineral rights) owned by the Mineral Owners adjacent to the District. Certain rules and regulations of the Texas Railroad Commission may also restrict the ability of the Mineral Owners to explore or develop the property due to well density, acreage, or location issues.

Although the Developer does not expect the above-described Third-Party Property Rights, or the exercise of such rights or any other third-party real property rights in or around the District, to have a material adverse effect on the Development, the property within the District, or the ability of landowners within the District to pay Assessments, the Developer makes no guarantee as to such expectation. See "BONDHOLDERS' RISKS — Exercise of Third-Party Property Rights."

In addition, the Developer, has deeded groundwater rights to MSUD as described under "—Utilities" below.

Geotechnical Report

A Geotechnical Engineering Study was prepared for the property within Improvement Area #1 of the District in June 2025 by Ellerbee-Walczak, Inc. (the "Geotech Study"). The Geotech Study made recommendations for subgrade and foundation soil preparation, pavement thickness and soil moisture conditioning for all lots in the District and recommendations for slab-on-grade foundation systems. The Developer expects to follow all such recommendations and expects builders to follow recommendations with respect to the foundation systems.

Environmental

Phase One. A Phase One Environmental Site Assessment (the "Phase One ESA") that included all land within the District was completed on January 6, 2022, by Environmental Property Investigations, Inc. Based on the information presented in the Phase One ESA, there was no evidence that the land within the District was under environmental regulatory review or enforcement action. The site reconnaissance, regulatory database review and historical source review revealed no evidence of recognized environmental conditions involving the site.

Endangered Species. The Developer is not aware of any endangered species located on District property.

Flood Designation

The property in the District is mapped in Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") No. 48181C0500F, effective September 29, 2010; however, portions of such FIRM were unstudied. KFM Engineering and Design ("KFM") performed a drainage study on an assemblage that included the land within the District in June 2026. According to KFM, the property drains to SCS Site 3 Reservoir located onsite on Little Elm Creek before continuing south offsite through the main branch of Little Elm Creek. Little Elm Creek runs south through the subject property and receives the majority of onsite and contributing flow via tributaries and SCS Site 3 Reservoir. Two unnamed tributaries exist onsite along with SCS Site 3 Reservoir. The site receives flow upstream from SCS Site 2 Reservoir and Little Elm Creek. According to FEMA FIRM Panel No. 48181C0500F, the onsite portions of SCS Reservoir 3 and Little Elm Creek and its tributaries are classified as Zone A, which means they have not been studied in detail and base flood elevations have not been determined. FEMA estimates the bounds of the floodplain in such areas and shows these best guess boundaries on the FIRM maps.

KFM performed a hydrologic analysis for Little Elm Creek to analyze the fully developed hydrology for the Little Elm Creek watershed and a hydraulic analysis for Little Elm Creek to analyze and delineate the existing fully developed and proposed fully developed 100-year floodplains. A hydraulic model was created using the flows generated from the hydrologic analysis. Proposed channel improvements were shown in the hydraulic model to reclaim portions of the floodplain along Little Elm Creek. In accordance with the hydraulic model, KFM determined the limits of the existing fully developed 100-year floodplain and the reclaimed fully developed 100-year floodplain.

Based on the drainage study, approximately 146.9 acres of property in Improvement Area #1 of the District and 77.69 acres of property in the Major Improvement Area are within the studied existing fully developed 100-year floodplain. The Developer expects to submit a letter of map revision ("LOMR") to redefine the floodplain in Improvement Area #1 and the Major Improvement Area such that approximately 123.37 acres of land in Improvement Area #1 and 94.67 acres in the Major Improvement Area will be located in the reclaimed ultimate fully developed 100-year floodplain. A portion of land within the floodplain consisting of approximately 23.53 acres located in the Improvement Area #1 is expected to be reclaimed for single family lots. The remaining portion of the land in the Improvement Area #1 within the floodplain is expected to be open space and may contain drainage and/or utility easements. The floodplain will be increasing by 16.98 acres in the Major Improvement Area for a net reclamation of 6.55 acres. The land within the floodplain in the Major Improvement Area is expected to be open space and may contain drainage and/or utility easements. No assurance can be given with respect to the timing of receipt of the LOMR removing the reclaimed lots in Improvement Area #1 from the 100-year floodplain.

Utilities

Water and Wastewater. It is expected that MSUD will provide both retail water and wastewater to the District, and all water improvements and wastewater improvements will be dedicated to, and owned and operated by, MSUD. Wastewater treatment services will be provided by MSUD through an on-site wastewater treatment plant. MSUD's fresh water supplies are obtained through both groundwater wells and surface water treatment. Water to the District will be provided by on-site wells as described below. The Developer and affiliates of the Developer are required to build certain additional infrastructure to enable MSUD to provide water and wastewater service as described below.

MSUD, the Developer, MM Platinum, MM Platinum East, LLC, MM Platinum West, LLC, MM Platinum II, MM Platinum 75, LLC (collectively, the "NSSA Developers", and each an "NSSA Developer"), Celina Gunter ECR Track-3, LLC, 4Square Elmcreek LP LLC, Crooked Cross Gunter LP LLC, Sileo Silos LLC, RSMI Elite Holdings LLC, Pouring Rain LLC, Avani CC Ranch LP, Gunter Platinum Ranch DNT LP LLC, 4Sqr Platinum Gunter LP LLC, Mtak Properties LLC, Frisco Pain Center, LLC and CR60 Platinum Ranch LP LLC have entered into a Non-Standard Service Agreement (the "NSSA") which relates to the Development and an adjacent Platinum Ranch development being developed by MM Platinum, which is an affiliate of the Developer.

Under the NSSA, MSUD has agreed to provide water and wastewater services to approximately 5,160 residential lots, mixed-use tracts totaling approximately 277 acres, including approximately 3,000 multifamily units,

and commercial uses; three (3) school tracts totaling approximately 60 acres; two (2) police, fire, and/or EMS sites totaling approximately 14 acres; and amenity centers, common areas and open space areas (the "NSSA Development Area"), which includes the District, the adjacent Platinum Ranch development and multifamily, retail and commercial areas adjacent to the District. The approximate number of 5,160 residential lots (which include the adjacent Platinum Ranch development), may be increased by up to 10% at the option of the NSSA Developers.

The NSSA provides that MSUD will construct certain "MSUD Improvements" which consist of (i) the initial two (2) water wells (the "Initial Water Wells") necessary to service the NSSA Development Area, both ground and elevated storage tanks and other facilities needed in conjunction with the take point for the Water System, and (ii) all other improvements or facilities necessary to serve the NSSA Development Area with retail water and wastewater services, or to complete or connect the Water System or the Wastewater System (each as defined herein), which are not specifically identified as NSSA Developer Improvements (as defined herein). In addition to the Initial Water Wells, MSUD may also construct up to four (4) water wells in addition to the Initial Water Wells as necessary to meet actual demand of the NSSA Development Area (the "Additional Water Wells"). The NSSA Developers are responsible for reimbursing the costs of any Additional Water Wells constructed by MSUD. The Developer expects that MSUD will design, obtain permits for and complete construction of the Initial Water Wells and other MSUD Improvements necessary to deliver lots in Improvement Area #1 on a timeline consistent with the Developer's required substantial completion dates under the lot purchase and sale agreements.

The NSSA provides that MSUD's ability to provide water service is expressly contingent upon obtaining the necessary groundwater permits and verifying actual completed production capacity of any groundwater wells. Preliminary capacity testing indicates the Initial Water Wells are expected to be sufficient to serve Improvement Area #1 as well as the first phase of development in the adjacent Platinum Ranch development.

Under the NSSA, the NSSA Developers are required to construct the "NSSA Developer Improvements" which include (i) both the retail water facilities ("Water System") and retail wastewater facilities ("Wastewater System") to be constructed within the property for the provision of water and wastewater service to the Development and the adjacent Platinum Ranch development from the take point for the Water System and to the discharge point for the Wastewater System, (ii) a Water Reclamation Facility ("WRF"), and (iii) any lift stations, water lines, or sewer lines/force mains (with the exception of the elevated storage tank and Initial Water Wells). Upon completion, the applicable NSSA Developer will dedicate the NSSA Developer Improvements to MSUD, which will own and maintain these facilities subject to maintenance bonds. Under the NSSA, the NSSA Developers are also responsible for the construction or reimbursement of the Additional Water Wells; however, it is expected that MSUD will construct such Additional Water Wells, if needed, and the NSSA Developers will reimburse MSUD for the costs thereof as described above.

The WRF will be completed in phases and expanded as additional phases of development in the NSSA Development Area are completed. MM Platinum has received a permit for the wastewater treatment plant from the Texas Commission on Environmental Quality ("TCEQ"), which will be transferred to MSUD concurrently with the completion and dedication of the initial phase of the WRF. The NSSA Developers are permitted to use pump and haul services, with the consent of MSUD, if the WRF (or any subsequent phase thereof) is incomplete at the time wastewater treatment is needed.

The NSSA Developer Improvements shall be constructed on a timeline to serve the NSSA Developers' development of the property and the adjacent Platinum Ranch property. The NSSA Developers are obligated to size the NSSA Developer Improvements for the NSSA Developers' use; however, the NSSA Developers anticipate that certain NSSA Developer Improvements will be oversized at the request of MSUD. MSUD is responsible for reimbursement of costs expended by the applicable NSSA Developer for any such oversizing.

Pursuant to the NSSA, the NSSA Developers and other property owners have conveyed their groundwater rights to MSUD. In addition, the NSSA Developers (as applicable to their respective land) are required to dedicate the land for the WRF site, the elevated storage tank site, the sites for the Initial Water Wells, and any sites for the Additional Water Wells.

Pursuant to the NSSA, builders must pay connection fees for water and sewer services: $7,000 for water and $9,000 for sewer per standard single-family residential connection, totaling $16,000 per lot (the "Connection Fees").

These fees are fixed for 36 months from the date of the NSSA and may increase thereafter. Non-single-family connections are charged based on meter equivalency ratios or multifamily unit equivalents. A Water Resource Fee of $500 per Living Unit Equivalent (LUE) applies, payable at service commencement.

Pursuant to the NSSA, MSUD will pay the NSSA Developers monthly the following portions of any of the Connection Fees collected under the NSSA (collectively, the "Developer Connection Fee Payments"):

- For single-family lots: $3,500 of each water connection fee and $9,000 of each sewer connection fee.
- For non-single-family lots: MSUD will retain the first $3,940,000 of water connection fees, and pay the NSSA Developers $9,000 per sewer equivalent connection.

It is expected that MM Platinum will construct the WRF, certain regional water and wastewater lines, and lift stations necessary to provide water and wastewater service to the NSSA Development Area (the "MM Platinum Regional NSSA Improvements"), along with the local infrastructure necessary to provide water and sewer service to the Platinum Ranch development in phases (the "MM Platinum Local NSSA Improvements").

The portion of the MM Platinum Local NSSA Improvements allocable to the first phase of development in the Platinum Ranch development are expected to be funded with the proceeds of public improvement district bonds issued by the City and secured by assessments levied on property within the Platinum Ranch development. MM Platinum will also construct, during the initial phase of development in the Platinum Ranch development, a portion of the MM Platinum Regional NSSA Improvements consisting of the initial phase of the WRF which is expected to be sufficient to serve Improvement Area #1 and the initial phase of development in the Platinum Ranch development, a lift station and regional water and wastewater lines (the "Phase 1 MM Platinum Regional NSSA Improvements"). Portions of the Phase 1 MM Platinum Regional NSSA Improvements are necessary to provide service to the District.

It is expected that the Developer will construct certain regional water and wastewater lines (the "MM Taylor Regional NSSA Improvements"), along with the local infrastructure necessary to provide water and sewer service to the Development in phases (the "MM Taylor Local NSSA Improvements"). The MM Taylor Regional NSSA Improvements are necessary to provide water and sewer service to the District and the adjacent Platinum Ranch development.

The Phase 1 MM Platinum Regional NSSA Improvements are expected to cost approximately $17,485,633. The costs of the Phase 1 MM Platinum Regional NSSA Improvements are expected to be financed with funds provided by the Connection Fee Revenue Bonds as described under "THE DEVELOPER – History and Financing of the District – *Connection Fee Revenue Bonds*," and with development loans obtained by MM Platinum and MM Platinum II (the "Platinum Ranch Development Loans").

The portion of the MM Taylor Local NSSA Improvements allocable to Improvement Area #1 is part of the Improvement Area #1 Improvements and is expected to be funded with the proceeds of the Bonds. The Developer will also construct, during the initial phase of development in the Development, the MM Taylor Regional NSSA Improvements. The MM Taylor Regional NSSA Improvements are expected to cost approximately $4,883,391 and be financed with funds provided by the Platinum Ranch Development Loans, which are being provided to the Developer in accordance with the terms of such loans. See "THE DEVELOPER – History and Financing of the District."

To provide security for the completion of the Phase 1 MM Platinum Regional NSSA Improvements and the MM Taylor Regional NSSA Improvements, the Completion Agreement Developer Parties will enter into the Taylor Ranch NSSA Improvements Completion Agreement and such parties will also enter into a completion agreement for the benefit of the holders of bonds issued by the City for development of the initial phase of the adjacent Platinum Ranch development relating to such improvements.

City Utility Lawsuit. The City previously sold its water and wastewater system to MSUD; however, such sale is being challenged by a citizen of the City as more particularly described under "THE CITY – City Utility Lawsuit." The City has indicated that in the event the outcome of the City Utility Lawsuit is that the City is required

to take back ownership of its water and sewer system and serve the property, the City expects to be able to serve the District.

Other Utilities. Additional utilities in the District are expected to be provided by: (1) Electric – Grayson-Collin Electric Cooperative; (2) Fiber – Grayson Collin Communications; and (3) Natural Gas – SiEnergy.

THE DEVELOPER

The following information has been provided by the Developer. Certain of the following information is beyond the direct knowledge of the City, the City's Municipal Advisor and the Underwriter, and none of the City, the City's Municipal Advisor or the Underwriter have any way of guaranteeing the accuracy of such information.

General

In general, the activities of a developer in a development such as the District include purchasing the land, designing the subdivision, including the utilities and streets to be installed and any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, sewer, and drainage facilities, as well as telephone and electric service) and selling improved lots and commercial reserves to builders, developers, or other third parties. The relative success or failure of a developer to perform such activities within a development may have a material effect on the security of revenue bonds, such as the Bonds, issued by a municipality for a public improvement district. A developer is generally under no obligation to a public improvement district, such as the District, to develop the property which it owns in a development. Furthermore, there is no restriction on the developer's right to sell any or all of the land which the developer owns within a development. In addition, a developer is ordinarily the major tax and assessment payer within a district during its development.

Description of the Developer

The Developer is an affiliate of Centurion and was created by Centurion for the purpose of managing and ultimately conveying property in the District to third parties, as described under the caption "THE DEVELOPMENT." The Developer is a nominally capitalized limited liability company, the primary asset of which is unsold property within the District. The Developer will have no source of funds with which to pay Assessments or taxes levied by the City or any other taxing entity other than funds resulting from the sale of property within the District or funds advanced to the Developer by an affiliated party. The Developer's ability to make full and timely payments of Assessments or taxes will directly affect the City's ability to meet its obligation to make payments on the Bonds.

Since 1990, Centurion has developed over 100,000 single-family lots in dozens of communities surrounding North Texas. It has worked closely with investors, land-owners, financial institutions, and vendors to acquire over 50,000 acres of land inventory for a diverse mix of developments in size and scope. Centurion's communities include amenities such as parks, golf courses, water park themes, and hiking and biking trails. Over the past thirty years, Centurion has demonstrated the ability to successfully deliver master-planned communities that have been recognized in the real estate industry.

Mr. Mehrdad Moayedi has ultimate control of Centurion and its affiliates. Centurion maintains a staff of approximately 50 employees. Centurion creates single-asset limited liability companies to own development sites and contracts with developers and other professionals in the delivery of its communities.

In addition, Centurion works closely with local municipalities, commercial developers, and public school systems as part of its overall master plan. Centurion works with North Texas' top builders to deliver the latest concepts ranging from upscale, luxury homes in secluded neighborhoods to affordable housing communities for first-time home buyers. Centurion purchases and develops land in prime locations with the right mix of natural land settings, strong job growth, good school systems and access to local community shopping. A snapshot of some of the communities Centurion has developed is presented below.

Name	County	Property Type	Starting Home Price	Status of Development
Alpha Ranch	Wise/Denton	Single-family	$400,000	Pre-development process.
Anna Hurricane Creek*	Collin	Single-family	$390,000	PID Bonds issued; Phase 1: Started 9/2018, Currently Being Developed
Anna Hurricane North*	Collin	Single-family	$390,000	Development Ongoing - HB Building
Arboretum Estates*	Kaufman	Mixed-use	$390,000	Pre-development process.
Bear Creek	Dallas	Single-family	$280,000	Development Ongoing - HB Building
Bryson Ranch*	Denton	Mixed-use	$390,000	Pre-development process.
Cartwright Ranch*	Kaufman	Single-family	$290,000	Development Ongoing - HB Building
Chalk Hill*	Collin	Single-family	$390,000	Development Ongoing - HB Building
City Point*	Tarrant	Mixed-use	$390,000	Development Ongoing - HB Building
Collin Creek Redevelopment*	Collin	Mixed-use	$515,000	Development Ongoing - HB Building
Cottonwood*	Grayson	Mixed-use	$400,000	Pre-development process
Creekside of Crowley	Tarrant	Single-family	$350,000	Development Ongoing - Mattamy Building
Creekview Meadows*	Denton	Single-family	$420,000	Development Ongoing - HB Building
Duck Point*	Denton	Single-family	$390,000	Pre-development process.
Edgewood Creek*	Denton	Single-family	$670,000	Development Ongoing - HB Building
Enchanted Creek	Collin	Single-family	$1,000,000	Phase 3; Under Development
Entrada at Westlake	Tarrant	Mixed-use	$1,100,000	Development Ongoing - HB Building
Erwin Farms	Collin	Single-family	$529,000	Development Ongoing - HB Building
"Faith Ranch* (Taylor Ranch)"	Grayson	Single-family	$400,000	Pre-development process
Frisco Hills	Denton	Single-family	$720,000	Development Complete / HB Finishing Up
Harper Estates*	Collin	Single-family	$1,280,000	PID Bonds issued; Development Ongoing
"Highpoint Village* (Mantua Tract)"	Grayson	Single-family	$380,000	Pre-development process
Iron Horse Village*	Dallas	Mixed-use	$250,000	Development Ongoing / HB Complete
Kensington Gardens	Dallas	Single-family	$750,000	Development Ongoing / HB Building
Lakeside Crossing*	Denton	Townhome/Multi-family	$365,000	PID Bonds issued; Development Ongoing
Lily Estates at Sutton Fields*	Collin	Single-family	$500,000	PID Bonds issued; Development Ongoing
Mercer Crossing*	Dallas	Mixed-use	$590,000	Last Phase Going - HB Building
Mobberly Farms*	Denton	Single-family	$278,000	Development Ongoing - HB Building
Montalcino Estates	Denton	Single-family	$1,500,000	Development Ongoing - HB Building
Northlake Estates*	Denton	Single-family	$570,000	Development Ongoing - HB Building
Polo Ridge*	Kaufman	Single-family	$480,000	Development Ongoing - HB Building
Saddlebrook Estates	Ellis	Single-family	$320,000	Next Phase Going Through Engineering
Spiritas Ranch East*	Denton	Single-family	$390,000	Development Ongoing - HB Building

Spiritas Ranch*	Denton	Single-family	$460,000	Development Ongoing - HB Building
Sutton Fields East*	Collin	Single-family	$490,000	PID Bonds issued; Development Ongoing
Sutton Fields*	Denton	Single-family	$480,000	Development Ongoing - HB Building
Swan Lake Estates	Dallas	Single-family	$850,000	Pre-development process
Tenison Village at Buckner Terrace	Dallas	Single-family	$450,000	Development Complete - Builders Finishing Up
The Bridges at Preston Crossings	Grayson	Single-family	$700,000	Development Ongoing; New Phase Being Developed
"The Estates at Eagle Mountain* (Sheelin)"	Tarrant	Single-family	$490,000	Pre-development process.
The Resort on Eagle Mountain Lake	Tarrant	Single	$550,000	Development Ongoing - Builder Doing Takedowns
Thunder Rock*	Burnet	Mixed-use	$320,000	Development Ongoing - HB Building
Travis Ranch	Kaufman	Single-family	$290,000	Development Ongoing - HB Building
University Hills	Dallas	Single-family	$390,000	Pre-development process
Valencia on the Lake*	Denton	Single-family	$500,000	Next Phase Going Through Engineering
Verandah	Rockwall	Single-family	$250,000	Development Ongoing - HB Building
Wade Settlement	Collin	Single-family	$600,000	Last Phase Going - Mattamy Building
Walden Pond	Kaufman	Single/Multi-family	$320,000	Development Ongoing - HB Building
Water's Edge	Denton	Single/Multi-family	$450,000	Development Ongoing - HB Building
Waterfront at Enchanted Bay	Tarrant	Single-family	$400,000	Phase 1: Started 5/2005 * Phase 1: Delivered 2/2007 Phase 2: Being Engineered
Whitewing Trails*	Collin	Single-family/Multi-family	$400,000	Development Ongoing - HB Building
Barcelona	Collin	Single-family	$450,000	Development Complete / HB Complete
Bloomridge	Collin	Single-family	$400,000	Development Complete / HB Complete
Bonds Ranch	Tarrant	Single-family	$250,000	Purchased all Finished Lots / All Lots sold in Q4 2017
Brookfield	Denton	Single-family	$280,000	Sold Land
Carter Ranch	Collin	Single-family	$250,000	Development Complete / HB Complete
Chateaus of Coppell	Dallas	Single-family	$1,300,000	Development Ongoing - HB Building
Creeks of Legacy	Denton/Collin	Single-family	$450,000	Development Complete / HB Complete
Crestview at Prosper Creek	Collin	Single-family	$350,000	Complete - Megatel Finishing Construction
Crown Valley	Parker	Single-family	$350,000	Development Complete / Sold Phase / Pod Sale
Deer Creek North	Tarrant	Single-family	$225,000	Development Complete / HB Complete
Dominion Estates	Tarrant	Single-family	$225,000	Development Complete / HB Complete
Dove Creek	Collin	Single-family	$450,000	Development Complete / HB Complete
Estancia	Tarrant	Single-family	$550,000	Development Complete / HB Complete
Estancia Estates	Denton	Single-family	$500,000	Development Complete / HB Complete
Falls of Prosper	Collin	Single-family	$500,000	Development Complete / HB Complete
Founders Parc	Tarrant	Single/Multi-family	480,000	Development Complete / HB Complete

Frisco Ranch	Denton	Single-family	$350,000	Development Complete / HB Complete
Garden Springs	Tarrant	Single-family	$300,000	Development Complete / HB Complete
Hickory Farms*	Dallas	Single-family	TBD	Development Complete / HB Complete
Highlands Glen	Denton	Single-family	$400,000	Development Complete / HB Complete
Hills of Lake Country	Tarrant	Single-family	$250,000	Development Complete / HB Complete
Hillstone Pointe*	Denton	Single-family	$350,000	Phase 1: Delivered 12/2017, Remainder Raw Land Sold to Horton & Lennar
Kings Ridge (Denton)	Denton	Single/Multi-family	$250,000	Sold Land to DR Horton
Knox Ranch	Hood	Mixed-use	$550,000	HB Complete
Lakewood Hills	Denton	Single-family	$550,000	Development Complete / HB Complete
Lexington Parke	Travis	Single-family	$250,000	Development Complete / HB Complete
Llano Springs	Tarrant	Single-family	$250,000	Development Complete / HB Complete
McKinney Greens	Collin	Single-family	$250,000	Development Complete / HB Complete
Mountain Creek	Dallas	Multi-family	$325,000	Development Complete / HB Complete
Northpointe Crossing	Collin	Single-family	$200,000	Development Complete / HB Complete
Oak Hollow	Collin	Single-family	$200,000	Development Complete / HB Complete
Ownsby Farms	Collin	Single-family	$400,000	Development Complete / HB Complete
Palomar Estates	Tarrant	Single-family	$850,000	Development Complete / HB Complete
Preston Hills	Collin	Single-family	$400,000	Development Complete / HB Complete
Prestwyck	Collin	Mixed-use	$390,000	Development Complete / HB Complete
Residences at the Stoneleigh	Dallas	Condo	$750,000	Development Complete
Rolling Meadows	Tarrant	Single-family	$300,000	Phase1: Completed * Phase 2A2 & 3 HB Completed
Rosemary Ridge	Tarrant	Single-family	$300,000	Development Complete / HB Complete
Rough Hollow	Travis	Single-family	$600,000	Development Complete / HB Complete
Sendera Ranch	Tarrant	Single-family	$300,000	Centurion Owns Future Land / Banking Land
Shahan Prairie	Denton	Single-family	$250,000	Sold Land
Shale Creek	Wise	Single-family	$250,000	Development Complete / HB Complete
Silver Ridge	Tarrant	Single-family	$300,000	Development Complete / HB Complete
Spring Creek	Tarrant	Single-family	$300,000	Development Complete / HB Complete
Steeplechase	Denton	Single-family	$500,000	Development Complete / HB Complete
Sweetwater Crossing	Collin	Single-family	$250,000	Development Complete / HB Complete
Terracina	Denton	Single-family	$500,000	Completed
The Dominion	Dallas	Single-family	$350,000	Development Complete / HB Complete
The Highlands at Trophy Club	Denton	Single-family	$350,000	Development Complete / HB Complete
The Villas at Twin Creeks	Collin	Single-family	$400,000	Completed
The Villas of Indian Creek	Denton	Single-family	$300,000	Development Complete / HB Complete
Thornbury	Travis	Single-family	$300,000	Development Complete / HB Complete
University Place	Dallas	Single-family	$500,000	Development Complete / HB Complete
Villages of Woodland Springs	Tarrant	Single-family	$250,000	Development Complete / HB Complete

Water's Edge at Hogan's Glen	Denton	Single-family	$580,000	Completed/Ashton Finishing Construction
Windmill Farms	Kaufman	Single-family	$300,000	HB Complete
Williamsburg	Rockwall	Single-family	$350,000	Development Complete / HB Complete
Winn Ridge*	Denton	Single-family	$350,000	Development Complete / HB Complete

* — developments utilizing public improvement districts

Executive Biography

Mehrdad Moayedi is the President and Chief Executive Officer of Centurion. Mr. Moayedi has more than thirty years of direct experience in the development industry. With a background in construction and real estate, Mr. Moayedi employs a comprehensive approach to each Centurion development. Mr. Moayedi has extensive knowledge of the interconnection of all parts of residential real estate development, which provides Centurion with a unique advantage over other residential developers.

Before forming Centurion in 1990, Mr. Moayedi completed several construction and fee development projects in Northeast Tarrant County, Texas subdivisions as well as various construction and remodeling projects. Centurion has become broadly diversified, with residential developments ranging from upscale high-rise residential towers to affordable housing communities for first-time home buyers.

General Development Financing by Centurion

Centurion and its various affiliated special purpose entities, including the Developer, utilize a variety of funding sources for the purchase of land and subsequent development or redevelopment thereof. Typically, the applicable Centurion affiliate will obtain an acquisition loan from a lender to fund the acquisition of land. To fund horizontal development of such land, Centurion affiliates use a combination of developer equity, builder earnest money, builder payments under lot contracts, development loans from lending institutions, incentives from local governments (including tax increment grants), public/private partnerships, funds from tax-exempt bonds issued by local governments and backed by special assessments on the developable land and other sources of capital.

Centurion has previously completed financings (each, a "Financing") under which acquisition loans relating to certain projects (the "Financing Projects") owned by various Centurion affiliates were refinanced with the proceeds of securities issued by an unaffiliated newly-formed limited liability company created for the purpose of (i) acquiring the property relating to such Financing Projects, (ii) providing funds for limited infrastructure development by the Centurion affiliates related to such Financing Projects and (iii) issuing the bonds secured by inter alia, the property relating to such Financing Projects and certain proceeds derived from lot contracts relating to such Financing Projects. The Financing was completed for the purpose of refinancing loans related to the Financing Projects at a lower rate and achieving debt service savings, terminating certain covenants and freeing up certain collateral related to the refinanced loans, and providing additional funds for development of a portion of the Financing Projects, which funds are expected to be provided at a lower interest rate than development loans typically available relating to the Financing Projects from traditional lenders. Property relating to the Financing Projects is cross-collateralized under the Financing.

History and Financing of the District

Property Acquisition and Subsequent Sales. The Developer purchased the Purchased Property, which includes the land comprising the District, in two separate transactions on July 1, 2022: (i) 232.911 acres from the Marc Taylor Irrevocable Trust at a purchase price of $7,569,607.50 and (ii) 264.531 acres from New Alpha Holdings, LLC at a purchase price of $8,597,257.50. The purchase of the Purchased Property was financed with a loan from Chambers Bank (the "Chambers Loan"), which was refinanced with the TC(N) Loan.

Improvement Area #1 and Major Improvements Development Financing. To initially refinance the Chambers Loan and fund development in the District, the Developer obtained a loan (the "TC(N) Loan") from TC (N) Corporation.

To refinance the TC(N) Loan and fund development in the District, the Developer obtained the Liberty Loan from the Lender. The maximum amount available under the Liberty Loan is $20,500,000. As of May 27, 2026, the outstanding balance of the Liberty Loan is $17,029,865.

The Liberty Loan bears variable interest at 8% per annum. Interest is payable monthly. Principal on the Liberty Loan is due at maturity. The Liberty Loan matures November 1, 2027.

The Liberty Loan is secured, inter alia, by the Purchased Property, and a collateral assignment of rights under the Development Agreement. The Liberty Loan is personally guaranteed by Mehrdad Moayedi.

The PID Act provides that the Assessment Lien is a first and prior lien against the Assessed Property within the District and is superior to all other liens and claims except liens or claims for State, county, school district, or municipality ad valorem taxes. Additionally, at or prior to delivery of the Bonds, the Lender shall consent to and acknowledge the creation of the District, the levy of the Assessments and the subordination of the lien securing the Liberty Loan to the Assessment Lien on property within the District securing payment of the Assessments. As a result, the lien on the property within Improvement Area #1 of the District securing the Assessments will have priority over the lien on the property within Improvement Area #1 of the District securing the Liberty Loan.

Connection Fee Revenue Bonds. To provide a portion of the funds for the construction of the Phase 1 MM Platinum Regional NSSA Improvements, the Public Finance Authority, a unit of government and a body corporate and politic of the State of Wisconsin (the "PFA") is expected to issue its "Public Finance Authority Tax-Exempt Connection Fee Revenue Bonds (Platinum Ranch/Taylor Ranch Project), Series 2026" (the "Connection Fee Revenue Bonds") in the approximate amount of $13.75 million. The Connection Fee Revenue Bonds are expected to provide approximately $12 million in funds for the construction of the Phase 1 MM Platinum Regional NSSA Improvements. **The Connection Fee Revenue Bonds are expected to close in 3Q 2026; however, no assurance can be given (i) that the Connection Fee Revenue Bonds will close in such time period or (ii) with respect to the amounts that will be available under the Connection Fee Revenue Bonds.** The Connection Fee Revenue Bonds will pay a portion of the costs of the Phase 1 MM Platinum Regional NSSA Improvements. The remaining costs of the Phase 1 MM Platinum Regional NSSA Improvements are expected to be funded with the Platinum Ranch Development Loans. To provide additional security for the completion of the MM Taylor Regional NSSA Improvements and the Phase 1 MM Platinum Regional NSSA Improvements, the Completion Agreement Developer Parties will enter into the Taylor Ranch NSSA Improvements Completion Agreement. See "THE DEVELOPMENT – Taylor Ranch NSSA Improvements Completion Agreement."

As described above, under the NSSA, MSUD agreed to pay the Developer Connection Fee Payments to the NSSA Developers in exchange for the construction of the NSSA Developer Improvements. The Developer and the remaining NSSA Developers have executed an assignment of their rights to receive Developer Connection Fee Payments to MM Platinum in connection with the issuance of the Connection Fee Revenue Bonds. The Connection Fee Revenue Bonds will be secured by revenues pledged to the PFA under a Sale and Assignment Agreement expected to be entered into by MM Platinum, the PFA and UMB Bank, N.A., as trustee for the Connection Fee Revenue Bonds, pursuant to which MM Platinum will assign to the PFA its rights to receive the first 1,697 connection fees to be paid by MSUD under the NSSA.

THE ADMINISTRATOR

The following information has been provided by the Administrator. Certain of the following information is beyond the direct knowledge of the City, the City's Municipal Advisor and the Underwriter, and none of the City, the City's Municipal Advisor or the Underwriter have any way of guaranteeing the accuracy of such information.

The City has selected P3Works, LLC ("P3Works") as the Administrator for the District. The City has entered into an agreement with the Administrator to provide specialized services related to the administration of the District needed to support the issuance of the Bonds. P3Works will primarily be responsible for preparing the annual update to the Service and Assessment Plan. P3Works is a consulting firm focused on providing district services relating to the formation and administration of public improvement districts, and is based in Austin and North Richland Hills, Texas.

The Administrator's duties will include:

- Preparation of the annual update to the Service and Assessment Plan
- Preparation of assessment rolls for City billing and collection
- Establishing and maintaining a database of all City parcel IDs within the District
- Trust account analysis and reconciliation
- Property owner inquiries
- Determination of Prepayment amounts
- Preparation and review of disclosure notices with Dissemination Agent
- Review of developer draw requests for reimbursement of authorized improvement costs.

The information regarding the Service and Assessment Plan in this Limited Offering Memorandum has been provided by P3Works and has been included in reliance upon the authority of such firm as an expert in the fields of formation and administration of public improvement districts.

APPRAISAL

The Appraisal

General. Peyco Southwest Realty, Inc. (the "Appraiser") prepared an appraisal report for the City effective as to Improvement Area #1 as of December 1, 2027, based upon a physical inspection of the District conducted on May 11, 2026 (the "Appraisal"). The Appraisal was prepared at the request of the City. The description herein of the Appraisal is intended to be a brief summary only of the Appraisal as it relates to Improvement Area #1 of the District. The Appraisal is attached hereto as APPENDIX E and should be read in its entirety. The conclusions reached in the Appraisal are subject to certain assumptions, hypothetical conditions and qualifications, which are set forth therein. See "APPENDIX E — Appraisal."

Value Estimates. The Appraiser estimated the aggregate cumulative retail lot value and discounted cash flow value of the fee simple interest in various tracts of land comprising the land in Improvement Area #1 of the District under the assumption that the Improvement Area #1 Projects are completed. See "THE IMPROVEMENT AREA #1 PROJECTS." The Appraisal does not reflect the as-is condition of Improvement Area #1 of the District as the Improvement Area #1 Projects have not yet been constructed. Moreover, the Appraisal does not reflect the value of Improvement Area #1 of the District as if sold to a single purchaser in a single transaction. The Appraisal provides the fee simple estate values for Improvement Area #1 of the District. See "APPENDIX E — Appraisal." It is noted that the Appraisal contains the Extraordinary Assumption that the Developer has obtained the LOMR reclaiming the expected reclaimed acreage in Improvement Area #1 for lot development. See "THE DEVELOPMENT – Flood Designation."

The prospective cumulative retail lot value estimate of the fee simple interest in the assessable property within Improvement Area #1 of the District using the methodologies described in the Appraisal and subject to the limiting conditions and assumptions set forth in the Appraisal, as of December 1, 2027, is $38,018,500. After considering discounted cash flows, the prospective market value estimate of the fee simple interest in the assessable property within Improvement Area #1 of the District "upon completion" using the methodologies described in the Appraisal and subject to the limiting conditions and assumptions set forth in the Appraisal, as of December 1, 2027, is $34,585,000.

None of the City, the Developer, the Municipal Advisor, or the Underwriter makes any representation as to the accuracy, completeness assumptions or information contained in the Appraisal. The assumptions and qualifications with respect to the Appraisal are contained therein. There can be no assurance that any such assumptions will be realized and the City, the Developer and the Underwriter make no representation as to the reasonableness of such assumptions.

BONDHOLDERS' RISKS

Before purchasing any of the Bonds, prospective investors and their professional advisors should carefully consider all of the risk factors described below which may create possibilities wherein interest may not be paid when due or that the Bonds may not be paid at maturity or otherwise as scheduled, or, if paid, without premium, if applicable. The following risk factors (which are not intended to be an exhaustive listing of all possible risks associated with an investment in the Bonds) should be carefully considered prior to purchasing any of the Bonds. Moreover, the order of presentation of the risks summarized below does not necessarily reflect the significance of such investment risks.

General

THE BONDS ARE SPECIAL, LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM A FIRST LIEN ON, SECURITY INTEREST IN AND PLEDGE OF THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. THE BONDS DO NOT GIVE RISE TO A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE CITY AND ARE PAYABLE SOLELY FROM THE SOURCES IDENTIFIED IN THE INDENTURE. THE OWNERS OF THE BONDS SHALL NEVER HAVE THE RIGHT TO DEMAND PAYMENT THEREOF OUT OF MONEY RAISED OR TO BE RAISED BY TAXATION, OR OUT OF ANY FUNDS OF THE CITY OTHER THAN THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. NO OWNER OF THE BONDS SHALL HAVE THE RIGHT TO DEMAND ANY EXERCISE OF THE CITY'S TAXING POWER TO PAY THE PRINCIPAL OF THE BONDS OR THE INTEREST OR REDEMPTION PREMIUM, IF ANY, THEREON. THE CITY SHALL HAVE NO LEGAL OR MORAL OBLIGATION TO PAY THE BONDS OUT OF ANY FUNDS OF THE CITY OTHER THAN THE TRUST ESTATE.

The ability of the City to pay debt service on the Bonds as due is subject to various factors that are beyond the City's control. These factors include, among others, (a) the ability or willingness of property owners within Improvement Area #1 of the District to pay Assessments levied by the City, (b) cash flow delays associated with the institution of foreclosure and enforcement proceedings against property within Improvement Area #1 of the District, (c) general and local economic conditions which may impact real property values, the ability to liquidate real property holdings and the overall value of real property development projects, and (d) general economic conditions which may impact the general ability to market and sell the lots within Improvement Area #1 of the District, it being understood that poor economic conditions within the City, State and region may slow the assumed pace of sales of such lots.

The rate of development of the property in Improvement Area #1 of the District is directly related to the vitality of the residential housing industry. In the event that the sale of the lands within Improvement Area #1 of the District should proceed more slowly than expected and the Developer is unable to pay the Assessments, only the value of the lands, with improvements, will be available for payment of the debt service on the Bonds, and such value can only be realized through the foreclosure or expeditious liquidation of the lands within Improvement Area #1 of the District. There is no assurance that the value of such lands will be sufficient for that purpose and the expeditious liquidation of real property through foreclosure or similar means is generally considered to yield sales proceeds in a lesser sum than might otherwise be received through the orderly marketing of such real property.

The Underwriter is not obligated to make a market in or repurchase any of the Bonds, and no representation is made by the Underwriter, the City or the City's Municipal Advisor that a market for the Bonds will develop and be maintained in the future. If a market does develop, no assurance can be given regarding future price maintenance of the Bonds.

The City has not applied for or received a rating on the Bonds. The absence of a rating could affect the future marketability of the Bonds. There is no assurance that a secondary market for the Bonds will develop or that holders who desire to sell their Bonds prior to the stated maturity will be able to do so.

Deemed Representations and Acknowledgment by Investors

Each Investor will be deemed to have acknowledged and represented to the City the matters set forth under the heading "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS" which include, among others, a

representation and acknowledgment that the purchase of the Bonds involves investment risks, certain of which are set forth under this heading "BONDHOLDERS' RISKS" and elsewhere herein, and such Investor, either alone or with its purchaser representative(s) (as defined in Rule 501(h) of Regulation D under the Securities Act), has sophisticated knowledge and experience in financial and business matters and the capacity to evaluate such risks in making an informed investment decision to purchase the Bonds, and the Investor can afford a complete loss of its investment in the Bonds.

Assessment Limitations

Annual Installments of Assessments are billed to property owners in Improvement Area #1 of the District. Annual Installments are due and payable, and bear the same penalties and interest for non-payment, as for ad valorem taxes as described under "ASSESSMENT PROCEDURES" herein. Additionally, Annual Installments established by the Service and Assessment Plan correspond in number and proportionate amount to the number of installments and principal amounts of Bonds maturing in each year, interest, Additional Interest and the Annual Collection Costs for such year. See "ASSESSMENT PROCEDURES" herein. The unwillingness or inability of a property owner to pay regular property tax bills as evidenced by property tax delinquencies may also indicate an unwillingness or inability to make regular property tax payments and Annual Installments of Assessment payments in the future.

In order to pay debt service on the Bonds, it is necessary that Annual Installments are paid in a timely manner. Due to the lack of predictability in the collection of Annual Installments in Improvement Area #1 of the District, the City has established a Reserve Account in the Reserve Fund, to be funded from the proceeds of the Bonds, to cover delinquencies. The Annual Installments are secured by the Assessment Lien. However, there can be no assurance that foreclosure proceedings will occur in a timely manner so as to avoid depletion of the Reserve Account and delay in payments of debt service on the Bonds. See "BONDHOLDERS' RISKS — Bondholders' Remedies and Bankruptcy" herein.

Upon an ad valorem tax lien foreclosure event of a property within Improvement Area #1 of the District, any Assessment that is also delinquent will be foreclosed upon in the same manner as the ad valorem tax lien (assuming all necessary conditions and procedures for foreclosure are duly satisfied). To the extent that a foreclosure sale results in insufficient funds to pay in full both the delinquent ad valorem taxes and the delinquent Assessments, the liens securing such delinquent ad valorem taxes and delinquent Assessments would likely be extinguished. Any remaining unpaid balance of the delinquent Assessments would then be an unsecured personal liability of the original property owner.

Based upon the language of Texas Local Government Code, §372.017(b), case law relating to other types of assessment liens and opinions of the Texas Attorney General, the Assessment Lien as it relates to installment payments that are not yet due should remain in effect following an ad valorem tax lien foreclosure, with future installment payments not being accelerated. Texas Local Government Code §372.018(d) supports this position, stating that an Assessment Lien runs with the land and the portion of an assessment payment that has not yet come due is not eliminated by foreclosure of an ad valorem tax lien.

The Assessment Lien is superior to any homestead rights of a property owner that were properly claimed after the adoption of the Assessment Ordinance. However, an Assessment Lien may not be foreclosed upon if any Pre-existing Homestead Rights were properly claimed prior to the adoption of the Assessment Ordinance for as long as such rights are maintained on the property. It is unclear under Texas law whether or not Pre-existing Homestead Rights would prevent the Assessment Lien from attaching to such homestead property or instead cause the Assessment Lien to attach, but remain subject to, the Pre-existing Homestead Rights.

Under Texas law, in order to establish homestead rights, the claimant must show a combination of both overt acts of homestead usage and intention on the part of the owner to claim the land as a homestead. Mere ownership of the property alone is insufficient and the intent to use the property as a homestead must be a present one, not an intention to make the property a homestead at some indefinite time in the future. As of the date of adoption of the Assessment Ordinance, no such homestead rights will have been claimed. Furthermore, the Developer is not eligible to claim homestead rights and the Developer has represented that it will own all property within Improvement Area #1 of the District as of the date of the adoption of the Assessment Ordinance. Consequently, there are and can be no

homestead rights on the Assessed Parcels superior to the Assessment Lien and, therefore, the Assessment Liens may be foreclosed upon by the City.

Failure by owners of the parcels to pay Annual Installments when due, depletion of the Reserve Fund, delay in foreclosure proceedings, or inability of the City to sell parcels which have been subject to foreclosure proceedings for amounts sufficient to cover the delinquent installments of Assessments levied against such parcels may result in the inability of the City to make full or punctual payments of debt service on the Bonds.

THE ASSESSMENTS WILL CONSTITUTE A FIRST AND PRIOR LIEN AGAINST THE PROPERTY ASSESSED, SUPERIOR TO ALL OTHER LIENS AND CLAIMS EXCEPT LIENS AND CLAIMS FOR STATE, COUNTY, SCHOOL DISTRICT OR MUNICIPALITY AD VALOREM TAXES AND WILL BE PERSONAL OBLIGATIONS OF AND CHARGES AGAINST THE OWNERS OF PROPERTY LOCATED WITHIN IMPROVEMENT AREA #1 OF THE DISTRICT.

Completion of the Improvement Area #1 Projects, MM Taylor Regional NSSA Improvements and Phase 1 MM Platinum Regional NSSA Improvements

Construction of the Improvement Area #1 Projects, MM Taylor Regional NSSA Improvements and the Phase 1 MM Platinum Regional NSSA Improvements is not yet complete. The cost and time for completion of all of such improvements is uncertain and may be affected by changes in national, regional and local and economic conditions; changes in long and short term interest rates; unanticipated development costs; unforeseen environmental risks and controls; acts of war, terrorism or other political instability; delays or inability to obtain governmental approvals; changes in laws; moratorium; force majeure (which may result in uninsured losses); strikes; labor shortages; energy shortages; material shortages; inflation; adverse weather conditions; subcontractor defaults; and other unknown contingencies and factors beyond the control of the Developer. If cost overruns result in delay of construction, or if other delays are experienced, the Developer or MM Platinum (as applicable) may be unable to timely complete the Improvement Area #1 Projects, the MM Taylor Regional NSSA Improvements, the Phase 1 MM Platinum Regional NSSA Improvements and other necessary improvements to achieve finished lot completion.

Failure or Inability to Complete Proposed Development

Proposed development within the District may be affected by changes in general economic conditions, fluctuations in the real estate market and interest rates, changes in the income tax treatment of real property ownership, unexpected increases in development costs and other similar factors as well as availability of utilities and the development or existence of environmental concerns with such land. See "– Hazardous Substances" below. There can be no assurances that other similar projects will not be developed in the future or that existing projects will not be upgraded or otherwise able to compete with the Development. A slowdown of the development process and the related absorption rate within the Development because of any or all of the foregoing could affect adversely land values. THE TIMELY PAYMENT OF THE BONDS DEPENDS UPON THE WILLINGNESS AND ABILITY OF THE DEVELOPER AND ANY SUBSEQUENT OWNERS TO PAY THE ASSESSMENTS WHEN DUE. ANY OR ALL OF THE FOREGOING COULD REDUCE THE WILLINGNESS AND THE ABILITY OF SUCH OWNERS TO PAY THE ASSESSMENTS AND COULD GREATLY REDUCE THE VALUE OF PROPERTY WITHIN THE DISTRICT IN THE EVENT SUCH PROPERTY HAS TO BE FORECLOSED. In that event, there could be a default in the payment of the Bonds.

Completion of Homes

The cost and time for completion of homes by the homebuilders in the District is uncertain and may be affected by changes in national, regional and local and economic conditions; changes in long and short term interest rates; changes in the climate for real estate purchases; changes in demand for or supply of competing properties; changes in local, regional and national market and economic conditions; unanticipated development costs, market preferences and architectural trends; unforeseen environmental risks and controls; the adverse use of adjacent and neighboring real estate; changes in interest rates and the availability of mortgage funds to buyers of the homes yet to be built in the Development, which may render the sale of such homes difficult or unattractive; acts of war, terrorism or other political instability; delays or inability to obtain governmental approvals; changes in laws; moratorium; force majeure (which may result in uninsured losses); strikes; labor shortages; energy shortages; material shortages;

inflation; adverse weather conditions; subcontractor defaults; and other unknown contingencies and factors beyond the control of the Developer.

Risks Related to the Current Residential Real Estate Market

The real estate market is currently experiencing a slowdown in new home sales and home closings due in part to rising inflation and higher mortgage interest rates. Inflation and interest rates remain subject to volatility stemming from energy price fluctuations, geopolitical instability in the Middle East, and the uncertain effects of tariffs and retaliatory trade actions. Downturns in the real estate market, mortgage rates, and other factors beyond the control of the Developer, including general economic conditions, may impact the timing of lot and home sales within the District. No assurances can be given that projected home prices and buildout values presented in this Limited Offering Memorandum will be realized.

Risks Related to Current Increase in Costs of Building Materials and Labor Shortages

As a result of low supply and high demand, shipping constraints, and the ongoing trade war (including tariffs and retaliatory tariffs), there have been substantial increases in the cost of lumber and other materials, causing many homebuilders and general contractors to experience budget overruns. Further, the federal administration's on-again, off-again tariffs, threatened impositions of tariffs, and the imposition or threatened imposition of retaliatory tariffs against the United States will impact the ability of the homebuilders to estimate costs. If the cost of materials remains elevated, it may impact the ability of the Developer to complete the Improvement Area #1 Projects and the MM Taylor Regional NSSA Improvements, MM Platinum to complete the Phase 1 MM Platinum Regional NSSA Improvements, and the homebuilders to construct homes in Improvement Area #1 of the District.

The federal administration's immigration policies may impact the State's workforce. Undocumented construction workers make up a large percentage of construction workers in the State. Mass deportations or immigration policies that make it challenging for foreign workers to work in the United States may result in labor shortages, particularly in construction. Labor shortages will impact the Developer's ability to construct the Improvement Area #1 Projects and the MM Taylor Regional NSSA Improvements, MM Platinum's ability to construct the Phase 1 MM Platinum Regional NSSA Improvements and the homebuilders' ability to construct homes within Improvement Area #1 of the District.

General Risks of Real Estate Investment and Development

Investments in undeveloped or developing real estate are generally considered to be speculative in nature and to involve a high degree of risk. The Development will be subject to the risks generally incident to real estate investments and development. Many factors that may affect the Development, including the schedule for and/or the costs of the various improvements to be constructed within the District necessary to serve residents therein, as well as the operating revenues of the Developer, including those derived from the Development, are not within the control of the Developer. Such factors include changes in national, regional and local economic conditions; changes in long and short term interest rates; changes in the climate for real estate purchases; changes in demand for or supply of competing properties; changes in local, regional and national market and economic conditions; unanticipated development costs, market preferences and architectural trends; unforeseen environmental risks and controls; the adverse use of adjacent and neighboring real estate; changes in interest rates and the availability of mortgage funds to buyers of the homes to be built in the Development, which may render the sale of such homes difficult or unattractive; acts of war, terrorism or other political instability; delays or inability to obtain governmental approvals; changes in laws; moratorium; acts of God (which may result in uninsured losses); strikes; labor shortages; energy shortages; material shortages; inflation; adverse weather conditions; contractor or subcontractor defaults; and other unknown contingencies and factors beyond the control of the Developer.

Furthermore, the operating revenues of the Developer may be materially adversely affected if specific conditions in the lot purchase contracts are not met. Contracts that the Developer may have with individual homebuilders are subject to a myriad of contractual conditions and contingencies, all or some of which if not complied with, could precipitate a termination or winding up of such contractual arrangement for the sale of lots, causing the Developer to possibly need to execute a different strategy for the development and sale of lots and residential units within the Development. As described herein, the Assessments are an imposition against the land only. Neither the

Developer nor any other subsequent landowner is a guarantor of the Assessments and the recourse for the failure of the Developer or any other landowner to pay the Assessments is limited to the collection proceedings against the land as described herein. Failure to meet any lot purchase contract's conditions may allow the applicable lot purchaser to terminate its obligation to purchase lots from the Developer and obtain its earnest money back. See "THE DEVELOPMENT – Lot Purchase and Sale Agreements in the District" and "– Expected Build-Out and Home Prices in the Development."

A slowdown of the development process and the related absorption rate within the Development because of any or all of the foregoing could affect adversely land values. The timely payment of the Bonds depends on the willingness and ability of the Developer and any subsequent owners to pay the Assessments when due. Any or all of the foregoing could reduce the willingness and ability of such owners to pay the Assessments and could greatly reduce the value of the property within the District in the event such property has to be foreclosed. If Annual Installments of Assessments are not timely paid and there are insufficient funds in the accounts of the Reserve Fund, a nonpayment could result in a payment default under the Indenture.

Absorption Rate

There can be no assurance that the Developer will be able to achieve its anticipated absorption rates. Failure to achieve the absorption rate estimates will adversely affect the estimated value of the Development, could impair the economic viability of the Development and could reduce the ability or desire of property owners in Improvement Area #1 of the District to pay the Assessments.

Availability of Utilities

The progress of development within the District is also dependent upon MSUD providing an adequate supply of water and sufficient capacity for the collection and treatment of wastewater, the Developer constructing the MM Taylor Regional NSSA Improvements, and MM Platinum constructing the Phase 1 MM Platinum Regional NSSA Improvements. If the Developer fails to construct the MM Taylor Regional NSSA Improvements, MM Platinum fails to construct the Phase 1 MM Platinum Regional NSSA Improvements, or MSUD fails to supply water or wastewater services to the property in the District, the Development of the land in the District could be adversely affected. See "THE DEVELOPMENT — Utilities."

Portions of the State, including the City and its surrounding area, are experiencing significant growth, which has produced and is expected to continue to produce a growing demand for water and wastewater service. The ability of MSUD to provide an adequate supply of water and sufficient capacity for treatment of wastewater, as applicable, is dependent on many factors, including, but not limited to, supply and demand of materials to complete necessary water and wastewater improvements, compliance with the Texas Commission on Environmental Quality regulations, the effects of extreme weather events on such entities' water and wastewater systems, and the construction of developments competing with the District. See "THE DEVELOPMENT – Utilities," "BONDHOLDERS' RISKS – General Risks of Real Estate Investment and Development," "– Risks Related to Current Increase in Costs of Building Materials and Labor Shortages," "– Competition," "– Regulation," and "– Risk from Weather Events."

None of the City, the Municipal Advisor, the Underwriter, or the Developer can predict the impact that such growing demand may have on the District, the projected buildout schedule, availability of water and wastewater service to the District or an investment in the Bonds.

Exceedance of Maximum Assessment Could Trigger Assessment Prepayment and Optional Redemption

The Service and Assessment Plan establishes a "Maximum Assessment" for each lot type in Improvement Area #1 of the District, which Maximum Assessment is currently calculated at the amounts shown under "ASSESSMENT PROCEDURES – Assessment Amounts – *Maximum Assessment*." See also "APPENDIX B — Form of Service and Assessment Plan."

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per lot for any lot type exceeding the Maximum Assessment. If the Administrator determines that the resulting Assessment per lot for any lot type will exceed the Maximum Assessment, the Service and Assessment

Plan provides that the person or entity filing the plat shall make a mandatory prepayment of the Assessments. See "ASSESSMENT PROCEDURES – Prepayment of Assessments – *Mandatory Prepayment if Assessment Exceeds Maximum Assessment*."

Any mandatory Prepayment of the Assessments related to the exceedance of the Maximum Assessment may trigger an extraordinary optional redemption of the Bonds by the City. See "DESCRIPTION OF THE BONDS – Redemption Provisions."

State Law Regarding Notice of Assessments

The 87th Legislature passed HB 1543, which became effective September 1, 2021, and requires a person who proposes to sell or otherwise convey real property within a public improvement district to provide to the purchaser of the property, before the execution of a binding contract of purchase and sale, written notice of the obligation to pay public improvement district assessments, in accordance with Section 5.014, Texas Property Code, as amended. In the event a contract of purchase and sale is entered into without the seller providing the notice, the intended purchaser is entitled to terminate the contract or purchase and sale. If the Developer or homebuilders within Improvement Area #1 of the District do not provide the required notice and prospective purchasers of property within Improvement Area #1 of the District terminate a purchase and sale contract, the anticipated absorption schedule may be affected. In addition to the right to terminate the purchase contract, a property owner who did not receive the required notice is entitled, after sale, to sue for damages for (i) all costs relative to the purchase, plus interest and reasonable attorney's fees, or (ii) an amount not to exceed $5,000, plus reasonable attorney's fees. In a suit filed pursuant to clause (i), any damages awarded must go first to pay any outstanding liens on the property. In such an event, the outstanding Assessments on such property may be prepaid. In the event of such prepayment, a partial redemption of the Bonds could occur. See "DESCRIPTION OF THE BONDS – Redemption Provisions." On payment of all damages respectively to the lienholders and purchaser pursuant to clause (i), the purchaser is required to reconvey the property to the seller. Further however, if the Developer or homebuilders within Improvement Area #1 of the District do not provide the required notice and become liable for monetary damages, the anticipated buildout and absorption schedule may be affected. No assurances can be given that the projected buildout and absorption schedules presented in this Limited Offering Memorandum will be realized. The form of notice to be provided to homebuyers is attached to the Service and Assessment Plan. See "APPENDIX B – Form of Service and Assessment Plan."

Potential Future Changes in State Law Regarding Public Improvement Districts

During prior Texas legislative sessions and interim business of the Texas legislature, various proposals and reports have been presented by committees of Texas Senate and Texas House of Representatives which suggest or recommend changes to the PID Act relating to oversight of bonds secured by special assessments including adopting requirements relating to levels of build out or adding State level oversight in connection with the issuance of bonds secured by special assessments under the PID Act. The 89th Legislative Session of the State, including two special sessions, ended on September 4, 2025. When the regular Legislature is not in session, the Governor of Texas may call one or more special sessions, at the Governor's direction, each lasting no more than 30 days, and for which the Governor sets the agenda. It is impossible to predict what new proposals may be presented regarding the PID Act and the issuance of special assessment bonds during any upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Texas Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any such future legislation will or may have on the security for the Bonds.

Direct and Overlapping Indebtedness, Assessments and Taxes

The ability of an owner of property within Improvement Area #1 of the District to pay the Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District currently impose ad valorem taxes on the property within Improvement Area #1 of the District and will likely do so in the future. Such entities could also impose assessment liens on the property within Improvement Area #1 of the District. The imposition of additional liens, or the need for private financing, may reduce the ability or willingness of the landowners to pay the Assessments. See "OVERLAPPING TAXES AND DEBT."

Depletion of Reserve Account of the Reserve Fund; No Prefunding of Additional Interest Reserve Account

Failure of the owners of property within Improvement Area #1 of the District to pay the Assessments when due could result in the rapid, total depletion of the Reserve Account and the Additional Interest Reserve Account of the Reserve Fund prior to replenishment from the resale of property upon a foreclosure or otherwise or delinquency redemptions after a foreclosure sale, if any. There could be a default in payments of the principal of and interest on the Bonds if sufficient amounts are not available in the Reserve Fund. The Reserve Account will be fully funded from the proceeds of the Bonds; however, funding of the Additional Interest Reserve Account is accumulated over time by the mechanism described in "SECURITY FOR THE BONDS — Reserve Fund." The Indenture provides that if, after a withdrawal from the Reserve Account of the Reserve Fund, the amount in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer an amount from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund sufficient to cure such deficiency, as described under "SECURITY FOR THE BONDS — Reserve Fund" herein.

Hazardous Substances

While governmental taxes, assessments and charges are a common claim against the value of a parcel, other less common claims may be relevant. One of the most serious in terms of the potential reduction in the value that may be realized to the assessment is a claim with regard to a hazardous substance. In general, the owners and operators of a parcel may be required by law to remedy conditions relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or "Superfund Act," is the most well-known and widely applicable of these laws. It is likely that, should any of the parcels of land located in Improvement Area #1 of the District be affected by a hazardous substance, the marketability and value of such parcels would be reduced by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller.

The value of the land within Improvement Area #1 of the District does not take into account the possible liability of the Developer for the remediation of a hazardous substance condition on the property in Improvement Area #1 of the District. The City has not independently verified, and is not aware, that the Developer has such a current liability with respect to its property; however, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the land within Improvement Area #1 of the District resulting from the existence, currently, of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently, on the parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. The actual occurrence of any of these possibilities could significantly negatively affect the value of a parcel that is realizable upon a foreclosure.

See "THE DEVELOPMENT – Environmental" for discussion of the Phase One ESA performed on property within the District.

Exercise of Third-Party Property Rights

As described herein under "THE DEVELOPMENT – Existing Mineral Rights, Easements and Other Third-Party Property Rights," there are certain Third-Party Property Rights reservations located within the District and not owned by the Developer. There may also be additional mineral rights and related real property rights reflected in the chain of title for the real property within the District recorded in the real property records of Grayson County.

The Developer does not expect the existence or exercise of any Third-Party Property Rights, mineral rights or related real property rights in or around Improvement Area #1 of the District to have a material adverse effect on the Development, the property within the District, or the ability of landowners within Improvement Area #1 of the District to pay Assessments. However, none of the City, the Municipal Advisor, or the Underwriter, provide any assurances as to such Developer expectations.

Regulation

Development within the District may be subject to future federal, state and local regulations. Approval may be required from various agencies from time to time in connection with the layout and design of development in the District, the nature and extent of public improvements, land use, zoning and other matters. Failure to meet any such regulations or obtain any such approvals in a timely manner could delay or adversely affect development in the District and property values.

Bankruptcy

The payment of Assessments and the ability of the City to foreclose on the lien of a delinquent unpaid Assessment may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. Although bankruptcy proceedings would not cause the Assessments to become extinguished, bankruptcy of a property owner in all likelihood would result in a delay in prosecuting foreclosure proceedings. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds, and the possibility that delinquent Assessments might not be paid in full.

Bondholders' Remedies and Bankruptcy

In the event of default in the payment of principal of or interest on the Bonds or the occurrence of any other Event of Default under the Indenture, the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under the Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by the Indenture or by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained in the Indenture, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted; provided further that the Trustee shall only be obligated to exercise such one or more of the rights and powers conferred by the Indenture as so directed if the Trustee shall have been indemnified by the Owners as provided in the Indenture. The issuance of a writ of mandamus may be sought if there is no other available remedy at law to compel performance of the City's obligations under the Bonds or the Indenture and such obligations are not uncertain or disputed. The remedy of mandamus is controlled by equitable principles, so rests with the discretion of the court, but may not be arbitrarily refused. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. The owners of the Bonds cannot themselves foreclose on property within Improvement Area #1 of the District or sell property within Improvement Area #1 of the District in order to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the owners of the Bonds further may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the City. In this regard, should the City file a petition for protection from creditors under federal bankruptcy laws, the remedy of mandamus or the right of the City to seek judicial foreclosure of its Assessment Lien would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge. See "BONDHOLDERS' RISKS — Bankruptcy Limitation to Bondholders' Rights" herein.

Any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a property owner within Improvement Area #1 of the District pursuant to the Federal Bankruptcy Code could, subject to its discretion, delay or limit any attempt by the City to collect delinquent Assessments, or delinquent ad valorem taxes, against such property owner.

In addition, in 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 197 S.W.3d 325 (Tex. 2006) ("Tooke") that a waiver of sovereign immunity must be provided for by statute in "clear and unambiguous" language. In so ruling, the Court declared that statutory language such as "sue and be sued", in and of itself, did not constitute a clear and unambiguous waiver of sovereign immunity. In Tooke, the Court noted the enactment in 2005 of sections 271.151-.160, Texas Local Government Code (the "Local Government Immunity Waiver Act"), which, according to the Court, waives "immunity from suit for contract claims against most local governmental entities in certain circumstances." The Local Government Immunity Waiver Act covers cities and relates to contracts entered into by cities for providing goods or services to cities.

In *Wasson Interests, Ltd. v. City of Jacksonville*, 489 S.W.3d 427 (Tex. 2016) ("Wasson"), the Texas Supreme Court (the "Court") addressed whether the distinction between governmental and proprietary acts (as found in tort-based causes of action) applies to breach of contract claims against municipalities. The Court analyzed the rationale behind the Proprietary-Governmental Dichotomy to determine that "a city's proprietary functions are not done pursuant to the 'will of the people'" and protecting such municipalities "via the [S]tate's immunity is not an efficient way to ensure efficient allocation of [S]tate resources." While the Court recognized that the distinction between governmental and proprietary functions is not clear, the Wasson opinion held that the Proprietary-Governmental Dichotomy applies in a contract-claims context. The Court reviewed Wasson for a second time and issued an opinion on October 5, 2018, clarifying that to determine whether governmental immunity applies to a breach of contract claim, the proper inquiry is whether the municipality was engaged in a governmental or proprietary function when it entered into the contract, not at the time of the alleged breach. Therefore, in regard to municipal contract cases (as in tort claims), it is incumbent on the courts to determine whether a function was proprietary or governmental based upon the statutory and common law guidance at the time of inception of the contractual relationship. Texas jurisprudence has generally held that proprietary functions are those conducted by a city in its private capacity, for the benefit only of those within its corporate limits, and not as an arm of the government or under authority or for the benefit of the State; these are usually activities that can be, and often are, provided by private persons, and therefore are not done as a branch of the State, and do not implicate the state's immunity since they are not performed under the authority, or for the benefit, of the State as sovereign. Notwithstanding the foregoing new case law issued by the Court, such sovereign immunity issues have not been adjudicated in relation to bond matters (specifically, in regard to the issuance of municipal debt). Each situation will be prospectively evaluated based on the facts and circumstances surrounding the contract in question to determine if a suit, and subsequently, a judgement, is justiciable against a municipality.

The City is not aware of any State court construing the Local Government Immunity Waiver Act in the context of whether contractual undertakings of local governments that relate to their borrowing powers are contracts covered by such act. Because it is unclear whether the Texas legislature has effectively waived the City's sovereign immunity from a suit for money damages in the absence of City action, the Trustee or the owners of the Bonds may not be able to bring such a suit against the City for breach of the Bonds or the Indenture covenants. As noted above, the Indenture provides that owners of the Bonds may exercise the remedy of mandamus to enforce the obligations of the City under the Indenture. Neither the remedy of mandamus nor any other type of injunctive relief was at issue in Tooke, and it is unclear whether Tooke will be construed to have any effect with respect to the exercise of mandamus, as such remedy has been interpreted by State courts. In general, State courts have held that a writ of mandamus may be issued to require public officials to perform ministerial acts that clearly pertain to their duties. State courts have held that a ministerial act is defined as a legal duty that is prescribed and defined with a precision and certainty that leaves nothing to the exercise of discretion or judgment, though mandamus is not available to enforce purely contractual duties. However, mandamus may be used to require a public officer to perform legally-imposed ministerial duties necessary for the performance of a valid contract to which the State or a political subdivision of the State is a party (including the payment of moneys due under a contract).

Bankruptcy Limitation to Bondholders' Rights

The enforceability of the rights and remedies of the owners of the Bonds may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the City. The City is authorized under Texas law to voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. 901-946. The City may proceed under Chapter 9 if it (1) is generally not paying its debts, or unable to meet its debts, as they become due, (2) desires to effect a plan to adjust such debts, and (3) has either obtained the agreement of or negotiated in good faith with its creditors, is unable to negotiate with its creditors because negotiation is impracticable, or reasonably believes that a creditor may attempt to obtain a preferential transfer.

If the City decides in the future to proceed voluntarily under the Federal Bankruptcy Code, the City would develop and file a plan for the adjustment of its debts, and the Bankruptcy Court would confirm the plan if (1) the plan complies with the applicable provisions of the Federal Bankruptcy Code, (2) all payments to be made in connection with the plan are fully disclosed and reasonable, (3) the City is not prohibited by law from taking any action necessary to carry out the plan, (4) administrative expenses are paid in full, (5) all regulatory or electoral approvals required under Texas law are obtained and (6) the plan is in the best interests of creditors and is feasible. The rights and remedies of the owners of the Bonds would be adjusted in accordance with the confirmed plan of adjustment of the

City's debt. The City cannot predict a Bankruptcy Court's treatment of the Bondholders' creditor claim and whether a Bondholder would be repaid in full.

Judicial Foreclosures

Judicial foreclosure proceedings are not mandatory; however, the City has covenanted (subject to the provisions set forth in the Indenture) to order and cause such actions to be commenced. In the event a foreclosure is necessary, there could be a delay in payments to owners of the Bonds pending prosecution of the foreclosure proceedings and receipt by the City of the proceeds of the foreclosure sale. It is possible that no bid would be received at the foreclosure sale, and, in such event, there could be an additional delay in payment of the principal of and interest on the Bonds or such payment may not be made in full. Moreover, in filing a suit to foreclose, the City must join other taxing units that have claims for delinquent taxes against all or part of the same property; the proceeds of any sale of property within Improvement Area #1 of the District available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property. See "OVERLAPPING TAXES AND DEBT." Collection of delinquent taxes, assessments and the Assessments may be adversely affected by the effects of market conditions on the foreclosure sale price, and by other factors, including taxpayers' rights to redeem property within two years of foreclosure for residential and agricultural use property and six months for other property, and by a time-consuming and expensive collection procedure.

No Acceleration

The Indenture does not contain a provision allowing for the acceleration of the Bonds in any event, including in the event of a payment default or other default under the terms of the Bonds or the Indenture.

Loss of Tax Exemption

The Indenture contains covenants by the City intended to preserve the exclusion from gross income of interest on the Bonds for federal income tax purposes. As discussed under the caption "TAX MATTERS" herein, interest on the Bonds could become includable in gross income for purposes of federal income taxation, retroactive to the date the Bonds were issued, as a result of future acts or omissions of the City in violation of its covenants in the Indenture.

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

Tax-Exempt Status of the Bonds

As further described in "TAX MATTERS" below, failure of the City to comply with the requirements of the Internal Revenue Code of 1986 (the "Code") and the related legal authorities, or changes in the federal tax law or its application, could cause interest on the Bonds to be included in the gross income of owners of the Bonds for federal income tax purposes, possibly from the date of original issuance of the Bonds. Further, the opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel's judgment as to the proper treatment of interest on the Bonds for federal income tax purposes. It is not binding on the Internal Revenue Service ("IRS") or the courts. The IRS has an ongoing program of auditing obligations that are issued and sold as bearing tax-exempt interest to determine whether, in the view of the IRS, interest on such obligations is included in the gross income of the owners thereof for federal income tax purposes. In the past, the IRS announced audit efforts focused in part on "developer-driven bond transactions," including certain tax increment financings and certain assessment bond transactions. It cannot be predicted if this IRS focus could lead to an audit of the Bonds or what the result would be of any such audit. If an audit of the Bonds is commenced, under current procedures parties other than the City would have little, if any, right to participate in the audit process. Moreover, because achieving judicial review in connection with an audit of tax-exempt obligations is difficult, obtaining an independent review of IRS positions with which the City legitimately disagrees, may not be practicable. Any action of the IRS, regardless of the outcome, including but not limited to selection of the Bonds for audit, or the course or

result of such audit, or an audit of obligations presenting similar tax issues, may affect the market price for, or the marketability of, the Bonds. Finally, if the IRS ultimately determines that the interest on the Bonds is not excluded from the gross income of Bondholders for federal income tax purposes, the City may not have the resources to settle with the IRS, the Bonds are not required to be redeemed, and the interest rate on the Bonds will not increase.

Management and Ownership

The management and ownership of the Developer and related property owners could change in the future. Purchasers of the Bonds should not rely on the management experience of such entities. There are no assurances that such entities will not sell the subject property or that officers will not resign or be replaced. In such circumstances, a new developer or new officers in management positions may not have comparable experience in development projects comparable to that of the Development.

Dependence Upon Developer

The Developer, as the owner of the Assessed Parcels in Improvement Area #1 of the District, currently has the obligation for payment of the Assessments. The ability of the Developer to make full and timely payment of the Assessments will directly affect the ability of the City to meet its debt service obligations with respect to the Bonds. The only assets of the Developer are land within the District, related permits and development rights, and minor operating accounts. The source of funding for future land development activities and infrastructure construction to develop the lots proposed for the District also consists of proceeds of the Bonds and proceeds of lot sales, as well as possible bank financing and equity contributions by the Developer. There can be no assurances given as to the financial ability of the Developer to advance any funds to the City to supplement revenues from the Assessments if necessary, or as to whether the Developer will advance such funds.

Moreover, the City will pay the Developer or the Developer's designee, for project costs actually incurred in developing and constructing the Improvement Area #1 Projects in accordance with the Construction, Funding, and Acquisition Agreement and the Indenture. See "THE IMPROVEMENT AREA #1 PROJECTS – General" and "THE DEVELOPMENT – Development Plan." There can be no assurances given as to the financial ability of the Developer to complete such improvements.

The Developer will not guarantee or otherwise be obligated to pay debt service on the Bonds.

Developer Principal Financial Relationships and Other Matters Relating to Developer Affiliates

Set forth below is a summary of certain litigation and other matters involving certain affiliates of Centurion. No assurances can be given as to the result of the following lawsuits or any charges related thereto or the impact, if any, of such result on one or more of Mehrdad Moayedi ("Moayedi"), the operations of Centurion, and the Developer's ability to continue funding the Development.

Investigation of United Development Funding. Subsidiaries of Centurion American are involved in the development of master planned residential community and mixed-use projects. Some of these projects have previously been developed using funding provided by various entities associated with United Development Funding ("UDF"), including United Development Funding IV, a publicly traded real estate investment trust ("UDF IV"). In connection with governmental investigations of UDF (the "UDF Investigations"), Centurion and some of its employees were contacted in mid-2016 to provide certain information to such governmental fact-finders as part of an information gathering process on the UDF Investigations. Centurion and its employees fully complied with the information gathering process. Neither Centurion nor any of its employees or affiliates have received any information indicating that they are either targets or subjects of any governmental investigation.

Megatel Homes III, LLC v. Wilbow-Windhaven Development Corporation v. Centurion Windhaven, LP, et al.; in Denton County Texas. Plaintiff Megatel Homes III, LLC ("Megatel") brought claims against both Defendant Wilbow Windhaven Development Corp. ("Wilbow"), Defendant Centurion Acquisitions, LP ("CA"), and Defendant CADG Windhaven, LLC. Megatel's claims against Wilbow consist of request for Declaratory Judgment; Breach of Contract (failure to allow Megatel to acquire any lots in Phase 2 and the remaining lots in Phase 1 development (12 lots: A1-8, B15-18) and failure to achieve substantial completion of all phase 1 lots by 12/31/2016); and Indemnity.

Megatel's claims against CA and CADG consist of Breach of Contract; Fraud; and Indemnity. A Motion to Expunge Lis Pendens was granted by the court on October 2, 2020. Megatel re-filed the Lis Pendens and Wilbow responded by filing a Motion to Expunge. The court granted the Motion to Expunge the Lis Pendens on May 19, 2021. On June 4, 2021, LMSM Holdings, LLC filed suit and brought claims against Megatel Homes III, LLC for breach of promissory note and breach of contract in a case styled LMSM Holdings, LLC v. Megatel Homes III, LLC. This suit brought by LMSM was later consolidated with Megatel Homes III, LLC v. Wilbow-Windhaven Development Corporation v. Centurion Windhaven, LP, et al. Subsequently, at the pre-trial hearing, a Motion for Separate trials was granted and the case was separated into a jury trial for LMSM's Breach of Promissory Note and Breach of Contract causes of action, and a non-jury trial on the contract causes of action related to the Potential Vertical Rise and associated claims. On June 23, 2025, the jury returned a verdict in favor of LMSM on the Breach of Contract and Breach of Promissory Note causes of action and awarded damages in the amount of $590,087.99 and $700,000.00 in attorneys' fees. The parties have briefed the court with respect to the non-jury trial causes of action, and a trial date has not yet been set; however, counsel is working diligently to find and set a trial date that works for all parties and counsel of record.

Megatel Claims. Megatel has brought additional causes of action against Moayedi, Centurion (and certain of its affiliates) and UDF as listed below. Megatel has asserted various allegations of fraud, RICO violations, conspiracy, breach of fiduciary duty, and others in what Centurion believes to be an attempt to force Moayedi, Centurion and UDF to settle with Megatel. In addition to the filing of the below lawsuits, Megatel has also filed Lis Pendens against property owned by third-parties, has sent letters to Megatel's competitors attempting to interfere with their relationship with Centurion and has possibly partnered with parties believed to be adversarial to Moayedi, Centurion and UDF. Centurion continues to aggressively fight against these actions and against what it believes to be the baseless claims made in the lawsuits.

1. *Cause No. 3:20-CV-00688-L: Megatel Homes, LLC, et al. v. Mehrdad Moayedi, et al., in U.S. District Court, Northern District of Texas.*

Agricultural Use Valuation and Redemption Rights

All of the property within the District is currently entitled to valuation for ad valorem tax purposes based upon its agricultural use. Under Texas law, an owner of land that is entitled to an agricultural valuation has the right to redeem such property after a tax sale for a period of two years after the tax sale by paying to the tax sale purchaser a 25% premium, if redeemed during the first year, or a 50% premium, if redeemed during the second year, over the purchase price paid at the tax sale and certain qualifying costs incurred by the purchaser. Although Assessments are not considered a tax under Texas law, the PID Act provides that the lien for Assessments may be enforced in the same manner as a lien for ad valorem taxes. This shared enforcement mechanism raises a possibility that the right to redeem agricultural valuation property may be available following a foreclosure of a lien for Assessments, though there is no indication in Texas law that such redemption rights would be available in such a case.

The Developer expects that the agricultural use valuation within Improvement Area #1 of the District will terminate in 2026.

Use of Appraisal

Caution should be exercised in the evaluation and use of valuations included in the Appraisal. The Appraisal is an estimate of market value as of a specified date based upon assumptions and limiting conditions and any extraordinary assumptions specific to the relevant valuation and specified therein. The estimated market value specified in the Appraisal is not a precise measure of value but is based on a subjective comparison of related activity taking place in the real estate market. The valuation set forth in the Appraisal is based on various assumptions of future expectations and while the Appraiser's forecasts for properties in the District is considered to be reasonable at the current time, some of the assumptions may not materialize or may differ materially from actual experience in the future. The Bonds will not necessarily trade at values determined solely by reference to the underlying value of the properties in the District.

In performing its analysis, the Appraiser makes numerous assumptions with respect to general business, economic and regulatory conditions and other matters, many of which are beyond the Appraiser's, Underwriter's and

City's control, as well as certain factual matters. Furthermore, the Appraiser's analysis, opinions and conclusions are necessarily based upon market, economic, financial and other circumstances and conditions existing prior to the valuation and date of the Appraisal.

The intended use and user of the Appraisal are specifically identified in the Appraisal as agreed upon in the contract for services and/or reliance language found in the Appraisal. The Appraiser has consented to the use of the Appraisal in this Limited Offering Memorandum in connection with the issuance of the Bonds. No other use or user of the Appraisal is permitted by any other party for any other purpose.

Risk from Weather Events

All of the State, including the City and the District, is subject to extreme weather events that can cause loss of life and damage to property through strong winds, flooding, extreme heat, heavy rains and freezes, including events similar to the severe winter storm that the continental United States experienced in February 2021, which resulted in disruptions in the Electric Reliability Council of Texas power grid and prolonged blackouts throughout the State. It is impossible to predict whether similar events will occur in the future and the impact they may have on the City or the District, including land within the District.

100-Year Flood Plain

The property in the District is mapped in FEMA FIRM No. 48181C0500F, effective September 29, 2010; however, portions of such FIRM were unstudied. KFM performed a drainage study on an assemblage that included the land within the District in March 2026 and updated such study in June 2026. Based on the drainage study, approximately 146.9 acres of property in Improvement Area #1 of the District and 77.69 acres of property in the Major Improvement Area are within the studied existing fully developed 100-year floodplain. The Developer expects to submit a LOMR to redefine the floodplain in Improvement Area #1 and the Major Improvement Area such that approximately 123.37 acres of land in Improvement Area #1 and 94.67 acres in the Major Improvement Area will be located in the reclaimed ultimate fully developed 100-year floodplain. A portion of land within the floodplain consisting of approximately 23.53 acres located in the Improvement Area #1 is expected to be reclaimed for single family lots. The remaining portion of the land in the Improvement Area #1 within the floodplain is expected to be open space and may contain drainage and/or utility easements. The floodplain will be increasing by 16.98 acres in the Major Improvement Area for a net reclamation of 6.55 acres. The land within the floodplain in the Major Improvement Area is expected to be open space and may contain drainage and/or utility easements. No assurance can be given with respect to the timing of receipt of the LOMR removing the reclaimed lots in Improvement Area #1 from the 100-year floodplain.

FEMA will from time to time revise its Flood Insurance Rate Maps. None of the City, the Underwriter, or the Developer make any representation as to whether FEMA may revise its Flood Insurance Rate Maps, whether such revisions may result in homes that are currently outside of the 100-year flood plain from being included in the 100-year flood plain in the future, or whether extreme flooding events may occur more often than assumed in creating the 100-year flood plain.

Competition

The housing industry in the Dallas-Fort Worth area is very competitive, and none of the Developer, the City, the City's Municipal Advisor or the Underwriter can give any assurance that the building programs which are planned will be completed in accordance with the Developer's expectations. The competitive position of the Developer in the sale of developed lots or of any other homebuilder in the construction and sale of single-family residential units is affected by most of the factors discussed in this "BONDHOLDERS' RISKS" section, and such competitive position is directly related to maintenance of market values in the District. There can be no assurances that other similar projects will not be developed in the future or that existing projects will not be upgraded or otherwise be able to compete with the Development. A sample of competitive projects near the Development is below.

Project Name	Approximate # of Units	Proximity to District (Miles)	Developer/Builders	Estimated Home Sale Prices
Duck Point (Chaparral Ridge)	448	15	CADG / Brightland and Horton	Starting at $425,000
Creekview Meadows	2,227	12 (Creekview West) and 13 (Creekview East)	CADG / Ashton Woods, Lennar, Pulte, Pacesetter, Stonehollow, Risland, Bloomfield	Starting at $380,000
Mobberly Farms	2,028	11	CADG / Pulte, MI, Lennar	Starting at $300,000

No Credit Rating

The City has not applied for or received a rating on the Bonds. Even if a credit rating had been sought for the Bonds, it is not anticipated that such a rating would have been investment grade. The absence of a rating could affect the future marketability of the Bonds. There is no assurance that a secondary market for the Bonds will develop or that holders who desire to sell their Bonds prior to the stated maturity will be able to do so. Occasionally, because of general market conditions or because of adverse history or economic prospects connected with a particular issue, secondary market trading in connection with a particular issue is suspended or terminated. Additionally, prices of issues for which a market is being made will depend upon then generally prevailing circumstances. Such prices could be substantially different from the original purchase price.

Limited Secondary Market for the Bonds

The Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Bonds in the event an Owner thereof determines to solicit purchasers for the Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Bonds may be sold. Such price may be lower than that paid by the current Owners of the Bonds, depending on the progress of development of Improvement Area #1 of the District subject to the Assessments, existing real estate and financial market conditions and other factors.

TAX MATTERS

Tax Exemption

The delivery of the Bonds is subject to the opinion of Bond Counsel to the effect that interest on the Bonds for federal income tax purposes (1) will be excludable from gross income, as defined in section 61 of the Internal Revenue Code of 1986, as amended to the date of such opinion (the "Code"), pursuant to section 103 of the Code and existing regulations, published rulings, and court decisions, and (2) will not be included in computing the alternative minimum taxable income of the owners thereof who are individuals. A form of Bond Counsel's opinion is reproduced as APPENDIX C. The statutes, regulations, rulings, and court decisions on which such opinion is based are subject to change.

In rendering the foregoing opinions Bond Counsel will rely upon representations and certifications of the City made in a certificate dated the Closing Date of the Bonds pertaining to the use, expenditure, and investment of the proceeds of the Bonds and will assume continuing compliance by the City with the provisions of the Indenture subsequent to the issuance of the Bonds. The Indenture contains covenants by the City with respect to, among other matters, the use of the proceeds of the Bonds and the facilities financed therewith by persons other than state or local governmental units, the manner in which the proceeds of the Bonds are to be invested, the periodic calculation and payment to the United States Treasury of arbitrage "profits" from the investment of proceeds, and the reporting of certain information to the United States Treasury. Failure to comply with any of these covenants may cause interest on the Bonds to be includable in the gross income of the owners thereof from the date of the issuance of the Bonds.

Bond Counsel's opinion is not a guarantee of a result, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the

City described above. No ruling has been sought from the Internal Revenue Service (the "IRS") with respect to the matters addressed in the opinion of Bond Counsel, and Bond Counsel's opinion is not binding on the IRS. The IRS has an ongoing program of auditing the tax-exempt status of the interest on tax-exempt obligations. If an audit of the Bonds is commenced, under current procedures the IRS is likely to treat the City as the "taxpayer," and the owners of the Bonds would have no right to participate in the audit process. In responding to or defending an audit of the tax-exempt status of the interest on the Bonds, the City may have different or conflicting interests from the owners of the Bonds. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds during the pendency of the audit, regardless of its ultimate outcome.

Except as described above, Bond Counsel expresses no other opinion with respect to any other federal, state or local tax consequences under present law, or proposed legislation, resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Bonds. Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations such as the Bonds may result in collateral federal tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, S corporations with subchapter C earnings and profits, corporations subject to the alternative minimum tax on adjusted financial statement income, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit, owners of an interest in a financial asset securitization investment trust ("FASIT"), and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Prospective purchasers should consult their own tax advisors as to the applicability of these consequences to their particular circumstances.

For taxable years beginning after 2022, the Code imposes a minimum tax of 15 percent of the adjusted financial statement income of certain large corporations, generally consisting of corporations (other than S corporations, regulated investment companies and real estate investment trusts) with more than $1 billion in average annual adjusted financial statement income, determined over a three-year period. For this purpose, adjusted financial statement income generally consists of the net income or loss of the taxpayer set forth on the taxpayer's applicable financial statement for the taxable year, subject to various adjustments, but is not reduced for interest earned on tax-exempt obligations, such as the Bonds. Prospective purchasers that could be subject to this minimum tax should consult with their own tax advisors regarding the potential impact of owning the Bonds.

Existing law may change to reduce or eliminate the benefit to bondholders of the exclusion of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation or administrative action, whether or not taken, could also affect the value and marketability of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed or future changes in tax law.

Tax Accounting Treatment of Discount and Premium on Certain Bonds

The initial public offering price of certain Bonds (the "Discount Bonds") may be less than the amount payable on such Bonds at maturity. An amount equal to the difference between the initial public offering price of a Discount Bond (assuming that a substantial amount of the Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Bond. A portion of such original issue discount allocable to the holding period of such Discount Bond by the initial purchaser will, upon the disposition of such Discount Bond (including by reason of its payment at maturity), be treated as interest excludable from gross income, rather than as taxable gain, for federal income tax purposes, on the same terms and conditions as those for other interest on the Bonds described above under "Tax Exemption." Such interest is considered to be accrued actuarially in accordance with the constant interest method over the life of a Discount Bond, taking into account the semiannual compounding of accrued interest, at the yield to maturity on such Discount Bond and generally will be allocated to an initial purchaser in a different amount from the amount of the payment denominated as interest actually received by the initial purchaser during the tax year.

However, such interest may be required to be taken into account in determining the amount of the branch profits tax applicable to certain foreign corporations doing business in the United States, even though there will not be a corresponding cash payment. In addition, the accrual of such interest may result in certain other collateral federal income tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, S corporations with subchapter C earnings and profits, corporations subject to the alternative

minimum tax on adjusted financial statement income, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit, owners of an interest in a FASIT, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Moreover, in the event of the redemption, sale or other taxable disposition of a Discount Bond by the initial owner prior to maturity, the amount realized by such owner in excess of the basis of such Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Discount Bond was held) is includable in gross income.

Owners of Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The purchase price of certain Bonds (the "Premium Bonds") paid by an owner may be greater than the amount payable on such Bonds at maturity. An amount equal to the excess of a purchaser's tax basis in a Premium Bond over the amount payable at maturity constitutes premium to such purchaser. The basis for federal income tax purposes of a Premium Bond in the hands of such purchaser must be reduced each year by the amortizable bond premium, although no federal income tax deduction is allowed as a result of such reduction in basis for amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Bond. The amount of premium that is amortizable each year by a purchaser is determined by using such purchaser's yield to maturity (or, in some cases with respect to a callable Bond, the yield based on a call date that results in the lowest yield on the Bond).

Purchasers of the Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Bonds.

LEGAL MATTERS

Legal Proceedings

Delivery of the Bonds will be accompanied by the unqualified approving legal opinion of the Attorney General to the effect that the Bonds are valid and legally binding obligations of the City under the Constitution and laws of the State, payable from the Trust Estate and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the legal opinion of Bond Counsel, to a like effect.

Norton Rose Fulbright US LLP serves as Bond Counsel to the City. Greenberg Traurig, LLP serves as Underwriter's Counsel. The legal fees paid to Bond Counsel and Underwriter's Counsel are contingent upon the sale and delivery of the Bonds.

Legal Opinions

The City will furnish the Underwriter a transcript of certain certified proceedings incident to the authorization and issuance of the Bonds. Such transcript will include a certified copy of the approving opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State, to the effect that the Bonds are valid and binding special obligations of the City. The City will also furnish the legal opinion of Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding special obligations of the City under the Constitution and laws of the State. The legal opinion of Bond Counsel will further state that the Bonds, including principal thereof and interest thereon, are payable from and secured by a pledge of and lien on the Pledged Revenues. Bond Counsel will also provide a legal opinion to the effect that interest on the Bonds will be excludable from gross income for federal income tax purposes under Section 103(a) of the Code, subject to the matters described above under the caption "TAX MATTERS." A copy of the opinion of Bond Counsel is attached hereto as "APPENDIX C — Form of Opinion of Bond Counsel."

Except as noted below, Bond Counsel did not take part in the preparation of the Limited Offering Memorandum, and such firm has not assumed any responsibility with respect thereto or undertaken independently to verify any of the information contained therein, except that, in its capacity as Bond Counsel, such firm has reviewed the information describing the Bonds in the Limited Offering Memorandum under the captions or subcaptions "PLAN OF FINANCE — The Bonds," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS" (except for the last paragraph under the subcaption "General"), "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts"), "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS — Legal Proceedings" (first paragraph only), "LEGAL MATTERS — Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS," APPENDIX A and APPENDIX C and such firm is of the opinion that the information relating to the Bonds, contained therein fairly and accurately describes the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance and the Indenture.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

Litigation — The City

At the time of delivery and payment for the Bonds, the City will certify that, except as disclosed herein, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, pending or overtly threatened against the City affecting the existence of the District, or seeking to restrain or to enjoin the sale or delivery of the Bonds, the application of the proceeds thereof, in accordance with the Indenture, or the collection or application of Assessments securing the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Assessment Ordinance, the Indenture, any action of the City contemplated by any of the said documents, or the collection or application of the Pledged Revenues, or in any way contesting the completeness or accuracy of this Limited Offering Memorandum or any amendment or supplement thereto, or contesting the powers of the City or its authority with respect to the Bonds or any action of the City contemplated by any documents relating to the Bonds.

Litigation — The Developer

At the time of delivery and payment for the Bonds, the Developer will certify that, except as disclosed herein, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory body, public board or body pending, or, to the best knowledge of the Developer, threatened against or affecting the Developer wherein an unfavorable decision, ruling or finding would have a material adverse effect on the financial condition or operations of the Developer or its members or would adversely affect (i) the transactions contemplated by, or the validity or enforceability of, the Bonds, the Indenture, the Bond Ordinance, the Service and Assessment Plan, the Construction, Funding, and Acquisition Agreement, the Development Agreement, or the Bond Purchase Agreement, or otherwise described in this Limited Offering Memorandum, or (ii) the tax-exempt status of interest on the Bonds (individually or in the aggregate, a "Material Adverse Effect"). Additionally, Mr. Mehrdad Moayedi and his affiliated entities have been and are parties to pending and threatened litigation related to their commercial and real estate development activities. Such litigation occurs in the ordinary course of business and is not expected to have a Material Adverse Effect.

For a description of litigation and other matters related to affiliated entities of Centurion, see "BONDHOLDERS' RISKS — Developer Principal Financial Relationships and Other Matters Relating to Developer Affiliates."

SUITABILITY FOR INVESTMENT

Investment in the Bonds poses certain economic risks. See "BONDHOLDERS' RISKS." The Bonds are not rated by any nationally recognized municipal securities rating service. No dealer, broker, salesman or other person

has been authorized by the City or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing. Additional information will be made available to each prospective investor, including the benefit of a site visit to the City and the opportunity to ask questions of the Developer, as such prospective investor deems necessary in order to make an informed decision with respect to the purchase of the Bonds.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Bonds upon an event of default under the Indenture are in many respects dependent upon judicial actions, which are often subject to discretion and delay. See "BONDHOLDERS' RISKS — Bondholders' Remedies and Bankruptcy." Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Indenture and the Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified, as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors and enacted before or after such delivery.

NO RATING

No application for a rating on the Bonds has been made to any rating agency, nor is there any reason to believe that the City would have been successful in obtaining an investment grade rating for the Bonds had application been made.

CONTINUING DISCLOSURE

The City

Pursuant to Rule 15c2-12 of the United States Securities and Exchange Commission (the "Rule"), the City, the Administrator and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. (in such capacity, the "Dissemination Agent") expect to enter into a Continuing Disclosure Agreement (the "City Disclosure Agreement") for the benefit of the Owners of the Bonds (including owners of beneficial interests in the Bonds), to provide, by certain dates prescribed in the City Disclosure Agreement, certain financial information and operating data relating to the City (collectively, the "City Reports"). The specific nature of the information to be contained in the City Reports is set forth in "APPENDIX D-1 — Form of City Disclosure Agreement." Under certain circumstances, the failure of the City to comply with its obligations under the City Disclosure Agreement constitutes an event of default thereunder. Such a default will not constitute an event of default under the Indenture, but such event of default under the City Disclosure Agreement would allow the Owners of the Bonds (including owners of beneficial interests in the Bonds) to bring an action for specific performance.

The City has agreed to update information and to provide notices of certain specified events only as provided in the City Disclosure Agreement. The City has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided in this Limited Offering Memorandum, except as provided in the City Disclosure Agreement. The City makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell the Bonds at any future date. The City disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of the City Disclosure Agreement or from any statement made pursuant to the City Disclosure Agreement.

The City's Compliance with Prior Undertakings

The City first entered into an undertaking to provide continuing disclosure in connection with a series of bonds issued in April 2025. The City has complied with such undertaking.

The Developer

The Developer, the Administrator, and the Dissemination Agent expect to enter into a Continuing Disclosure Agreement (the "Developer Disclosure Agreement") for the benefit of the Owners of the Bonds (including owners of beneficial interests in the Bonds), to provide, by certain dates prescribed in the Developer Disclosure Agreement, certain information regarding the Development, the Improvement Area #1 Projects, the MM Taylor Regional NSSA Improvements, the Phase 1 MM Platinum Regional NSSA Improvements and the Initial Water Wells (collectively, the "Developer Reports"). The specific nature of the information to be contained in the Developer Reports is set forth in "APPENDIX D-2 — Form of Developer Disclosure Agreement." Under certain circumstances, the failure of the Developer or the Administrator to comply with its obligations under the Developer Disclosure Agreement constitutes an event of default thereunder. Such a default will not constitute an event of default under the Indenture, but such event of default under the Developer Disclosure Agreement would allow the Owners of the Bonds (including owners of beneficial interests in the Bonds) to bring an action for specific performance. The Developer Disclosure Agreement is a voluntary agreement made for the benefit of the holders of the Bonds and is not entered into pursuant to the Rule.

The Developer has agreed to provide (i) certain updated information to the Administrator, which consultant will prepare and provide such updated information in report form and (ii) notices of certain specified events, only as provided in the Developer Disclosure Agreement. The Developer has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided in this Limited Offering Memorandum, except as provided in the Developer Disclosure Agreement. The Developer makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell the Bonds at any future date. The Developer disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of the Developer Disclosure Agreement or from any statement made pursuant to the Developer Disclosure Agreement.

The Developer's Compliance with Prior Undertakings

The Developer has not previously entered into an agreement to provide continuing disclosure.

UNDERWRITING

FMSbonds, Inc. (the "Underwriter") has agreed to purchase the Bonds from the City at a purchase price of $_____ (the par amount of the Bonds, less an original issue discount of $_____, less an underwriting discount of $_____, which includes Underwriter's Counsel's fee of $_____). The Underwriter's obligations are subject to certain conditions precedent and if obligated to purchase any of the Bonds the Underwriter will be obligated to purchase all of the Bonds. The Bonds may be offered and sold by the Underwriter at prices lower than the initial offering prices stated on the inside cover page hereof, and such initial offering prices may be changed from time to time by the Underwriter.

REGISTRATION AND QUALIFICATION OF BONDS FOR SALE

The sale of the Bonds has not been registered under the federal Securities Act, as amended, in reliance upon the exemption provided thereunder by Section 3(a)(2); and the Bonds have not been qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been qualified under the securities acts of any other jurisdiction. The City assumes no responsibility for qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration provisions.

LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS

The PID Act and Section 1201.041 of the Public Security Procedures Act (Chapter 1201, Texas Government Code, as amended) provide that the Bonds are negotiable instruments and investment securities governed by Chapter 8, Texas Business and Commerce Code, as amended, and are legal and authorized investments for insurance companies, fiduciaries, trustees, or for the sinking funds of municipalities or other political subdivisions or public agencies of the State. With respect to investment in the Bonds by municipalities or other political subdivisions or

public agencies of the State, the PFIA requires that the Bonds be assigned a rating of at least "A" or its equivalent as to investment quality by a national rating agency. See "NO RATING" above. In addition, the PID Act and various provisions of the Texas Finance Code provide that, subject to a prudent investor standard, the Bonds are legal investments for state banks, savings banks, trust companies with capital of one million dollars or more, and savings and loan associations. The Bonds are eligible to secure deposits to the extent of their market value. No review by the City has been made of the laws in other states to determine whether the Bonds are legal investments for various institutions in those states. No representation is made that the Bonds will be acceptable to public entities to secure their deposits or acceptable to such institutions for investment purposes.

The City made no investigation of other laws, rules, regulations or investment criteria which might apply to such institutions or entities or which might limit the suitability of the Bonds for any of the foregoing purposes or limit the authority of such institutions or entities to purchase or invest in the Bonds for such purposes.

INVESTMENTS

The City invests its funds in investments authorized by State law in accordance with investment policies approved by the City Council. Both State law and the City's investment policies are subject to change.

Under Texas law, the City is authorized to invest in (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; (2) direct obligations of the State or its agencies and instrumentalities; (3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; (4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of, the State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; (6) bonds issued, assumed or guaranteed by the State of Israel; (7) interest-bearing banking deposits that are guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, (8) interest-bearing banking deposits other than those described by clause (7) if (A) the funds invested in the banking deposits are invested through: (i) a broker with a main office or branch office in this State that the City selects from a list the governing body or designated investment committee of the entity adopts as required by Section 2256.025, Texas Government Code; or (ii) a depository institution with a main office or branch office in the State that the City selects; (B) the broker or depository institution selected as described by (A) above arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the investing entity's account; (C) the full amount of the principal and accrued interest on the banking deposits is insured by the United States or an instrumentality of the United States; and (D) the City appoints as its custodian of the banking deposits issued for its account: (i) the depository institution selected as described by (A) above; (ii) an entity described by Section 2257.041(d), Texas Government Code; or (iii) a clearing broker dealer registered with the SEC and operating under Securities and Exchange Commission Rule 15c3-3; (9) certificates of deposit and share certificates (i) issued by or through an institution that either has its main office or a branch office in the State, and are guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Insurance Fund, or are secured as to principal by obligations described in clauses (1) through (8) or in any other manner and amount provided by law for City deposits, or (ii) where (a) the funds are invested by the City through (I) a broker that has its main office or a branch office in the State and is selected from a list adopted by the City as required by law or (II) a depository institution that has its main office or a branch office in the State that is selected by the City; (b) the broker or the depository institution selected by the City arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the City; (c) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States, and (d) the City appoints the depository institution selected under (a) above, a custodian as described by Section 2257.041(d) of the Texas Government Code, or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the City with respect to the certificates of deposit; (10) fully collateralized repurchase agreements that have a defined termination date, are fully secured by a combination of cash and obligations described in clause (1) above and clause (13) below, which are pledged to the City, held in the City's name, and deposited at the

time the investment is made with the City or with a third-party selected and approved by the City and are placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in the State; (11) securities lending programs if (i) the securities loaned under the program are 100% collateralized, a loan made under the program allows for termination at any time and a loan made under the program is either secured by (a) obligations that are described in clauses (1) through (8) above, (b) irrevocable letters of credit issued by a state or national bank that is continuously rated by a nationally recognized investment rating firm at not less than A or its equivalent or (c) cash invested in obligations described in clauses (1) through (8) above, clauses (13) through (15) below, or an authorized investment pool; (ii) securities held as collateral under a loan are pledged to the City, held in the City's name and deposited at the time the investment is made with the City or a third-party designated by the City; (iii) a loan made under the program is placed through either a primary government securities dealer or a financial institution doing business in the State; and (iv) the agreement to lend securities has a term of one year or less, (12) certain bankers' acceptances with the remaining term of 270 days or less, if the short-term obligations of the accepting bank or its parent are rated at least A-1 or P-1 or the equivalent by at least one nationally recognized credit rating agency, (13) commercial paper with a stated maturity of 365 days or less that is rated at least A-1 or P-1 or the equivalent by either (a) two nationally recognized credit rating agencies or (b) one nationally recognized credit rating agency if the paper is fully secured by an irrevocable letter of credit issued by a U.S. or state bank, (14) no-load money market mutual funds registered with and regulated by the Securities and Exchange Commission that provide the City with a prospectus and other information required by the Securities Exchange Act of 1934 or the Investment Company Act of 1940 and comply with federal Securities and Exchange Commission Rule 2a-7, and (15) no-load mutual funds registered with the Securities and Exchange Commission that have an average weighted maturity of less than two years, and have a duration of one year or more and are invested exclusively in obligations described in this paragraph or have a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities. In addition, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations, including letters of credit, of the United States or its agencies and instrumentalities in an amount at least equal to the amount of bond proceeds invested under such contract, other than the prohibited obligations described in the next succeeding paragraph.

The City may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than "AAA" or "AAA-m" or an equivalent by at least one nationally recognized rating service. The City may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the City retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the City must do so by order, ordinance, or resolution. The City is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Under Texas law, the City is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity; that address investment diversification, yield, maturity, and the quality and capability of investment management; and that includes a list of authorized investments for City funds, the maximum allowable stated maturity of any individual investment, the maximum average dollar-weighted maturity allowed for pooled fund groups, methods to monitor the market price of investments acquired with public funds, a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis, and procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the PFIA. All City funds must be invested consistent with a formally adopted "Investment Strategy Statement" that specifically addresses each fund's investment. Each Investment Strategy Statement will describe its objectives concerning: (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under Texas law, City investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." At least quarterly the investment officers of the City shall submit an investment report detailing: (1) the

investment position of the City, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, the ending market value and the fully accrued interest for the reporting period of each pooled fund group, (4) the book value and market value of each separately listed asset and fund type invested at the beginning and end of the reporting period by the type of asset and fund type invested, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategy statements and (b) state law. No person may invest City funds without express written authority from the City Council.

Under Texas law the City is additionally required to: (1) annually review its adopted policies and strategies; (2) adopt a rule, order, ordinance or resolution stating that it has reviewed its investment policy and investment strategies and records any changes made to either its investment policy or investment strategy in the respective rule, order, ordinance or resolution; (3) require any investment officers with personal business relationships or relatives with firms seeking to sell securities to the City to disclose the relationship and file a statement with the Texas Ethics Commission and the City Council; (4) require the registered principal of firms seeking to sell securities to the City to: (a) receive and review the City's investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude investment transactions conducted between the City and the business organization that are not authorized by the City's investment policy (except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio, requires an interpretation of subjective investment standards or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority), and (c) deliver a written statement attesting to these requirements; (5) perform an annual audit of the management controls on investments and adherence to the City's investment policy; (6) provide specific investment training for the officers of the City; (7) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse repurchase agreement; (8) restrict the investment in no-load mutual funds in the aggregate to no more than 15% of the entity's monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service; (9) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements; and (10) at least annually review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City.

INFORMATION RELATING TO THE TRUSTEE

The City has appointed U.S. Bank Trust Company, National Association, a national banking association organized under the laws of the United States, to serve as Trustee under the terms of the Indenture. The Trustee is to carry out those duties assignable to it under the Indenture. Except for the contents of this section, the Trustee has not reviewed or participated in the preparation of this Limited Offering Memorandum and assumes no responsibility for the contents, accuracy, fairness or completeness of the information set forth in this Limited Offering Memorandum or for the recitals contained in the Indenture or the Bonds, or for the validity, sufficiency, or legal effect of any of such documents.

Furthermore, the Trustee has no oversight responsibility, and is not accountable, for the use or application by the City of any of the Bonds authenticated or delivered pursuant to the Indenture or for the use or application of the proceeds of such Bonds by the City. The Trustee has not evaluated the risks, benefits, or propriety of any investment in the Bonds and makes no representation, and has reached no conclusions, regarding the value or condition of any assets or revenues pledged or assigned as security for the Bonds, the technical or financial feasibility of the project, or the investment quality of the Bonds, about all of which the Trustee expresses no opinion and expressly disclaims the expertise to evaluate.

SOURCES OF INFORMATION

General

The information contained in this Limited Offering Memorandum has been obtained primarily from the City's records, the Developer and its representatives and other sources believed to be reliable. In accordance with its responsibilities under the federal securities law, the Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with, and as part of, its responsibilities to investors under the federal securities laws as

applied to the facts and circumstances of the transaction, but the Underwriter does not guarantee the accuracy or completeness of such information. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum or any sale hereunder will create any implication that there has been no change in the financial condition or operations of the City or the Developer described herein since the date hereof. This Limited Offering Memorandum contains, in part, estimates and matters of opinion that are not intended as statements of fact, and no representation or warranty is made as to the correctness of such estimates and opinions or that they will be realized. The summaries of the statutes, resolutions, ordinances, indentures and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

Source of Certain Information

The information contained in this Limited Offering Memorandum relating to the description of the Improvement Area #1 Projects, the Development and the Developer and, in particular, the information included in the maps in this Limited Offering Memorandum and in the sections captioned "PLAN OF FINANCE" (except for the subcaption "— The Bonds"), "OVERLAPPING TAXES AND DEBT – Agricultural Use" (last paragraph only), "OVERLAPPING TAXES AND DEBT – Homeowners' Association," "THE IMPROVEMENT AREA #1 PROJECTS," "THE DEVELOPMENT," "THE DEVELOPER," "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Improvement Area #1 Projects, the MM Taylor Regional NSSA Improvements, the Phase 1 MM Platinum Regional NSSA Improvements, and the Development), "LEGAL MATTERS — Litigation — The Developer," "CONTINUING DISCLOSURE — The Developer" and " — The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," "APPENDIX D-2," "APPENDIX F" and "APPENDIX G" has been provided by the Developer and the Developer warrants and represents that the information contained therein is true and correct and does not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading. At the time of delivery of the Bonds to the Underwriter, the Developer will deliver a certificate to this effect to the City and the Underwriter.

Experts

The information regarding the Service and Assessment Plan in this Limited Offering Memorandum has been provided by the Administrator and has been included in reliance upon the authority of such firm as experts in the field of development planning and finance.

The information regarding the Appraisal in this Limited Offering Memorandum has been provided by the Appraiser and has been included in reliance upon the authority of such firm as experts in the field of the appraisal of real property.

Updating of Limited Offering Memorandum

If, subsequent to the date of the Limited Offering Memorandum, the City learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Underwriter, of any adverse event which causes the Limited Offering Memorandum to be materially misleading, and unless the Underwriter elects to terminate its obligation to purchase the Bonds, the City will promptly prepare and supply to the Underwriter an appropriate amendment or supplement to the Limited Offering Memorandum satisfactory to the Underwriter; provided, however, that the obligation of the City to so amend or supplement the Limited Offering Memorandum will terminate when the City delivers the Bonds to the Underwriter, unless the Underwriter notifies the City on or before such date that less than all of the Bonds have been sold to ultimate customers; in which case the City's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the City delivers the Bonds) until all of the Bonds have been sold to ultimate customers.

FORWARD-LOOKING STATEMENTS

Certain statements included or incorporated by reference in this Limited Offering Memorandum constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of

1995, Section 21e of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the Securities Act. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "project," "anticipate," "budget" or other similar words.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED HEREIN TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS, EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE" HEREIN.

AUTHORIZATION AND APPROVAL

In the Bond Ordinance, the City Council is expected to approve the form and content of this preliminary Limited Offering Memorandum and authorize and ratify the use of this preliminary Limited Offering Memorandum by the Underwriter in connection with the marketing and sale of the Bonds and approve the form and content of the final Limited Offering Memorandum.

APPENDIX A

FORM OF INDENTURE

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INDENTURE OF TRUST

By and Between

CITY OF GUNTER, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF AUGUST 1, 2026

SECURING

$[_____]
CITY OF GUNTER, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1 PROJECT)

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INDENTURE OF TRUST

THIS INDENTURE, dated as of August 1, 2026 is by and between the CITY OF GUNTER, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles and recitals and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district located within the corporate limits of the City to be known as the Taylor Ranch Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Grayson Central Appraisal District, and the signatures of the record owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on September 18, 2025, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act, made the findings required by Section 372.009(b) of the PID Act and, by a resolution adopted by a majority of the members of the City Council (the "Creation Resolution"), authorized the creation of the District in accordance with its findings; and

WHEREAS, on September 23, 2025, the City Secretary filed a copy of the Creation Resolution with the county clerk of Grayson County, the county in which all of the District is located in accordance with the provisions of the PID Act; and

WHEREAS, no written protests of the District from any owners of record property within the District were filed with the City Secretary within 20 days after September 18, 2025; and

WHEREAS, on June 4, 2026, the City Council by a resolution made findings and determinations relating to the estimated costs of certain Authorized Improvements, received and accepted a preliminary service and assessment plan and a proposed assessment roll for Improvement Area #1 of the District, called a public hearing for July 16, 2026 (the "Assessment Hearing"), and directed City staff to (i) file the proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, and (ii) publish and mail notice relating to the Assessment Hearing (the "Assessment Notice") as required by Sections 372.016(b) and (c) of the PID Act; and

WHEREAS, on June 11, 2026, City staff, pursuant to Section 372.016(b) of the PID Act, published the Assessment Notice in the *Herald Democrat*, a newspaper of general circulation in the City; and

WHEREAS, City staff, pursuant to Section 372.016(c) of the PID Act, mailed the Assessment Notice to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council opened and convened the Assessment Hearing on July 2, 2026 and continued the hearing to July 16, 2026, and at the Assessment Hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Service and Assessment Plan, the proposed Improvement Area #1 Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of estimated costs of the Improvement Area #1 Projects to the Assessed Property within Improvement Area #1 of the District, the purposes of the Assessments, the special benefits of the Improvement Area #1 Projects, and the penalties and interest on Annual Installments of the Assessments and on delinquent Annual Installments; and

WHEREAS, there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of estimated costs of the Improvement Area #1 Projects to the Assessed Property, the Improvement Area #1 Assessment Roll, and the levy of the Assessments; and

WHEREAS, on July 16, 2026, the City Council closed the Assessment Hearing, and, after considering all written and documentary evidence presented at the Assessment Hearing, including all written comments and statements filed with the City, the City Council found and determined that the Assessments should be levied as provided in the Service and Assessment Plan, and approved the Assessment Ordinance, which levied the Assessments and approved the Service and Assessment Plan, including the Improvement Area #1 Assessment Roll, in conformity with the requirements of the PID Act; and

WHEREAS, the City filed a copy of the Assessment Ordinance and the Service and Assessment Plan not later than the seventh day after the date the City Council approved the Assessment Ordinance with the county clerk of Grayson County; and

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments for the purpose of (i) paying all or a portion of the Actual Costs of the Improvement Area #1 Projects, (ii) paying a portion of the costs incidental to the organization and administration of the District, and (iii) paying the Bond Issuance Costs, including funding a reserve fund and paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Improvement Area #1 Projects, and other costs related to the issuance of the Bonds; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act, such bonds to be entitled “City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)” (the “Bonds”), such Bonds being payable solely from the Trust Estate and for the purposes set forth in the preambles of this Indenture; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate

hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" means, with respect to the Improvement Area #1 Projects, the actual costs paid or incurred by or on behalf of the Developer (either directly or through affiliates), including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Improvement Area #1 Projects; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Improvement Area #1 Projects; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Improvement Area #1 Projects; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental fees and charges; and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the Account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to [5.50]% of the principal amount of the Outstanding Bonds to be funded from Assessment Revenues to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account.

"Additional Obligations" means any bonds or obligations (including specifically, any installment contracts, reimbursement agreements, temporary notes, or time warrants) secured in whole or in part by an assessment, other than the Assessments securing the Bonds, levied against property within Improvement Area #1 of the District in accordance with the PID Act.

"Administrative Fund" means the Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

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

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

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including both principal and interest), as shown on the Improvement Area #1 Assessment Roll; which annual payment includes the Annual Collection Costs and the Additional Interest collected on each annual payment of the Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

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

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each Parcel of land located within Improvement Area #1 against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means, collectively, all Assessed Parcels.

"Assessment Ordinance" means the Ordinance adopted by the City Council on July 16, 2026, which levied the Assessments on the Assessed Property located within Improvement Area #1.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessments" means the aggregate assessments shown on the Improvement Area #1 Assessment Roll. The singular of such term means the assessment levied against an Assessed Parcel, as shown on the Improvement Area #1 Assessment Roll or in the Service and Assessment Plan, subject to reallocation upon the subdivision of an Assessed Parcel or consolidation of multiple Assessed Parcels, or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means $100,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $100,000, then the Authorized Denomination of such Outstanding Bond shall be the amount of such Outstanding Bond.

"Authorized Improvements" means the costs and improvements authorized by Section 372.003 of the PID Act, including, but not limited to, the Improvement Area #1 Projects listed in Section III of the Service and Assessment Plan.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that is nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Fund" means the Fund of such name established pursuant to Section 6.1 and administered as provided in Section 6.4.

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

"Bond Ordinance" means the Ordinance adopted by the City Council on June 4 2026, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bonds" means the City's bonds authorized to be issued by Section 3.1 of this Indenture entitled "City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)".

"Bond Year" means the one-year period beginning on October 1 in each year and ending on September 30 in the following year.

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"Capitalized Interest Account" means the Account of such name established pursuant to Section 6.1.

"Certification for Payment" means a certificate substantially in the form of Exhibit A attached to the Construction, Funding, and Acquisition Agreement executed by or on behalf of the Developer, approved by a City Representative and delivered to the Trustee, specifying the amount of work performed related to the Improvement Area #1 Projects and the Actual Costs thereof, and requesting payment for such Actual Costs from money on deposit in the Improvement Area #1 Projects Account, as further described in the Construction, Funding, and Acquisition Agreement and Section 6.5 herein.

"City Certificate" means a written certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the actions referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds, which is August 6, 2026.

"Closing Disbursement Request" means a certificate substantially in the form of Exhibit B attached to the Construction, Funding, and Acquisition Agreement executed by or on behalf of the Developer, approved by a City Representative and delivered to the Trustee on the Closing Date, specifying the costs incurred in the establishment, administration, and operation of the District or issuing the Bonds, and requesting payment for such costs from money on deposit in the Project Fund, as further described in Section 6.5 herein.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Construction, Funding, and Acquisition Agreement" means the "Taylor Ranch Public Improvement District Improvement Area #1 Construction, Funding and Acquisition Agreement" by and between the City and the Developer dated as of July 16, 2026 which provides, in part, for the deposit of proceeds from the issuance and sale of the Bonds, the payment of costs of the Improvement Area #1 Projects, the use of the funds in the Improvement Area #1 Projects Account, and other matters related thereto.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"Defeasance Securities" means Investment Securities then authorized by applicable law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means the costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under the Service and Assessment Plan, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing principal, interest and penalty interest.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the office located in Irving, Texas, provided, however, that with respect to payments on the Bonds and any exchange, transfer, or surrender of the Bonds, the Designated Payment/Transfer Office shall mean the corporate trust operations office of the Trustee at 111 Fillmore Avenue E, St. Paul, Minnesota 55107-1402, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"Developer" means MM Taylor Ranch 496, LLC, a Texas limited liability company, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

"District Administration Account" means the Account of such name established pursuant to Section 6.1.

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

"DTC" shall mean The Depository Trust Company of New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

"Event of Default" shall have the meaning assigned to such term in Section 11.1(a) of this Indenture.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel(s), whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Improvement Area #1" shall have the meaning given to it in the Service and Assessment Plan.

"Improvement Area #1 Assessment Roll" means the assessment roll attached as Exhibit F-1 to the Service and Assessment Plan or any other assessment roll for the District in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan

Update, showing the total amount of the Assessments levied against the Assessed Property, and/or the portion of the total Assessment levied against each Assessed Parcel, related to the Bonds and the Improvement Area #1 Projects, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Improvement Area #1 Improvements" means the Authorized Improvements which only benefit the Assessed Property, as more particularly described in Section III.B of the Service and Assessment Plan.

"Improvement Area #1 Projects" means, collectively, (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1 and (ii) the Improvement Area #1 Improvements.

"Improvement Area #1 Projects Account" means the Account of such name established pursuant to Section 6.1.

"Indenture" means this Indenture of Trust as originally executed or, as it may be from time to time, supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds; (ii) is in fact independent and not under the dominion of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means the Initial Bond as set forth in Exhibit A to this Indenture.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 15 and September 15 of each year, commencing on September 15, 2026.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; and provided such investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Major Improvements" means the Authorized Improvements located within the District which benefit all of the assessed property and Non-Assessed Property within the District and the Offsite Benefited Property, as more particularly described in Section III.A of the Service and Assessment Plan.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is less than 10% of the Outstanding principal amount of the Bonds.

"Non-Assessed Property" means Parcels within the boundaries of the District that accrue special benefit from the Major Improvements as determined by the City Council and are allocated a proportionate share of costs but are not assessed. The Non-Assessed Property includes a police station of approximately 9.8 acres of property located within the boundaries of the District. The Developer has agreed to pay for the portion of the Actual Costs of the Major Improvements that benefit the Non-Assessed Property in lieu of the City levying assessments against such property.

"Offsite Benefited Property" means Parcels adjacent to the District that accrue special benefit from the Major Improvements as determined by the City Council. The Developer has agreed to pay for the portion of the Actual Costs of the Major Improvements that benefit the Offsite Benefited Property.

"Outstanding" means, as of any particular date when used with reference to the Bonds, all Bonds authenticated and delivered under this Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in Article IV, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond or Bonds, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Parcel" means a specific property within the District identified by either a tax parcel identification number assigned by the Grayson Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the official public records of Grayson County, or by any other means determined by the City.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"Pledged Funds" means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Annual Collection Costs and (ii) any additional revenues that the City may pledge to the payment of Bonds.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Principal and Interest Account" means the Account of such name established pursuant to Section 6.1.

"Project Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of the Bonds.

"Rebate Amount" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Rebate Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the last Business Day of the month next preceding an Interest Payment Date.

"Redemption Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption.

"Refunding Bonds" means bonds issued pursuant to the PID Act and/or Chapter 1207 of the Texas Government Code or any other applicable law of the State of Texas (each, as amended) to refund all or any portion of the then Outstanding Bonds.

"Register" means the register specified in Article III of this Indenture.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

"Reserve Account Requirement" means the least of: (i) Maximum Annual Debt Service on the Bonds as of the Closing Date of the Bonds, (ii) 125% of average Annual Debt Service on the Bonds as of the Closing Date of the Bonds, or (iii) 10% of the lesser of the principal amount of the Outstanding Bonds or the original issue price of the Bonds. As of the Closing Date for the Bonds, the Reserve Account Requirement is $[_____] which is an amount equal to the [Maximum Annual Debt Service on the Bonds] as of the Closing Date.

"Reserve Fund" means the Fund of such name established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the "Taylor Ranch Public Improvement District Service and Assessment Plan" dated July 16, 2026, including the Improvement Area #1 Assessment Roll, as hereinafter amended, updated, and/or restated by an Annual Service Plan Update or otherwise, a version of which is attached as an exhibit to the Assessment Ordinance.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Stated Maturity" means the date the Bonds, or any portion of the Bonds, as applicable, are scheduled to mature without regard to any redemption or prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is greater than or equal to 10% of the Outstanding principal amount of the Bonds.

"Supplemental Indenture" means an indenture which has been duly executed by the Trustee and the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for federal income tax purposes.

"Trust Estate" means the Trust Estate described in Section 2.1 this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, Irving, Texas and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds; provided, however, that with respect to payments on the Bonds and any exchange, transfer or other surrender of the Bonds, the Trustee's principal office shall mean the corporate trust operations office of the Trustee at 111 Fillmore Avenue E, St. Paul, Minnesota 55107-1402 or such other office or location designated by the Trustee by written notice.

Section 1.2. Findings.

The declarations, determinations, and findings declared, made and found in the preambles to this Indenture are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and

words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any and all proceeds thereof and any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or Redemption Price of and the interest on all the Bonds at the times and in the manner stated in the Bonds, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall

cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is

necessary, useful or convenient in order to better secure the Bonds and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Contract with Owners and Trustee.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owners, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended. The Bonds shall be issued in the aggregate principal amount of $[_____] for the purpose of (i) paying all or a portion of the Actual Costs of the Improvement Area #1 Projects, (ii) paying a portion of the costs incidental to the organization and administration of the District, and (iii) paying the Bond Issuance Costs, including funding a reserve fund and paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Improvement Area #1 Projects, and other costs related to the issuance of the Bonds.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated the Closing Date and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons, and shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) Interest shall accrue and be paid on each Bond from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for, at the rates per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 15 and September 15 of each year, commencing September 15, 2026, computed on the basis of a 360-day year of twelve 30-day months.

(c) The Bonds shall mature on September 15 in the years and in the principal amounts and shall bear interest as set forth below:

Year	Principal Amount($)	Interest Rate (%)

Year	Principal Amount($)	Interest Rate (%)

(d) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in Exhibit A to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

(a) The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery (which delivery may be via electronic mail in portable document (PDF) or similar format) to the Trustee of:

(i) a copy of the executed Assessment Ordinance;

(ii) a copy of the executed Bond Ordinance;

(iii) a copy of the executed Construction, Funding, and Acquisition Agreement;

(iv) a copy of this Indenture executed by the Trustee and the City;

(v) the approving opinion of the Attorney General of the State and the State Comptroller's registration certificate; and

(vi) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the purchasers to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond

appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond shall be paid to the Owner of such Bond on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar.

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds ceases to hold such office before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein, duly authenticated by manual execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, manually or electronically executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that the Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one Initial Bond representing the entire principal amount of all Bonds, payable in stated installments to the Purchaser or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary approved by the Attorney General, and registered and manually or electronically signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser of the Bonds one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all Bonds for such maturity, registered in the name of Cede & Co., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond is registered on the relevant Record Date) and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer, which shall be in the Form of Assignment included in the Form of

Bond attached hereto as Exhibit A and executed by the Owner and accompanied by such additional documentation or certification as may be required by the Paying Agent/Registrar. All transfers are subject to DTC requirements for so long as the Bonds are DTC registered. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and bearing the same interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds transferred or exchanged for other Bonds in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such transferred Bond is delivered.

(e) Each exchanged Bond delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such exchanged Bond is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond or portion thereof called for redemption prior to maturity within 45 days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond redeemed in part.

(h) Neither the Paying Agent/Registrar, nor the Trustee shall have any duty or obligation to monitor, investigate, determine or otherwise inquire as to the compliance with any restrictions on transfer imposed under this Indenture or under any applicable law with respect to any transfer of any interest in any Bond, other than as expressly required by this Indenture. Each Owner agrees to indemnify the City, the Paying Agent/Registrar and the Trustee against any liability that may result from any transfer, exchange or assignment of such Owner's Bonds in violation of any provision of this Indenture and/or applicable United States federal or state securities law.

Section 3.8. Cancellation.

All Bonds paid or redeemed before their scheduled maturity in accordance with this Indenture, and all Bonds in lieu of which exchanged Bonds or replacement Bonds are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's written request, the Trustee shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any Authorized Denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in an Authorized Denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity that is sufficient in the judgment of each of the Paying Agent/Registrar and the Trustee to save and hold harmless each of the Paying Agent/Registrar and the Trustee from any loss that any of them may suffer as a result of the delivery of such replacement Bond;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond, if a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11. Book-Entry Only System.

The Bonds shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date, the definitive Bonds shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any

DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Indenture to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the words "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, and notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 15, 20

Redemption Date	Sinking Fund Installment ($)
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20*	

* maturity

Term Bonds Maturing September 15, 20

Redemption Date	Sinking Fund Installment ($)
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20*	

* maturity

Term Bonds Maturing September 15, 20

Redemption Date	Sinking Fund Installment ($)
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20*	

* maturity

(b) At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section 4.2, the Trustee shall select a principal amount of Bonds (in accordance with Section 4.5) of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 15, 20__, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 15, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price, upon written direction from the City, to be provided to the Trustee no fewer than 45 days before the date fixed for redemption (or such shorter time as may be acceptable to the Trustee), directing the Trustee to provide notice of redemption as provided in Section 4.6 hereof.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part,

and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) or any other transfers to the Redemption Fund under the terms of this Indenture, or as a result of unexpended amounts transferred from the Project Fund pursuant to the terms of this Indenture. No fewer than 45 days before the date fixed for redemption (or such shorter time as may be acceptable to the Trustee), the City will provide the Trustee a City Certificate directing the Bonds to be redeemed pursuant to this Section 4.4 and in accordance with the provisions of Section 4.5 hereof, and directing the Trustee to provide notice of redemption as provided in Section 4.6.

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by dividing the principal amount of such Bonds by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion, but not less than $1,000, may be issued.

(b) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of the Bonds are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds shall be redeemed in inverse order of maturity.

(e) Upon surrender of any Bond for redemption in part, the Trustee, in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown

in the Register. So long as the Bonds are in book-entry-only form and held by DTC as security depository, references to Owner in this Indenture means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Outstanding Bonds are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Sections 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under this Indenture. Upon written direction from the City, the Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds to be redeemed on such date of redemption by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office of the Trustee on or after the date fixed for redemption, the Trustee shall pay the Redemption Price on such Bond to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price of such Bonds to the date fixed for redemption are on deposit with the Trustee; thereafter, such Bonds or portions

thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS

Section 5.1. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds, (i) shall be substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Global Services, managed by FactSet Research Systems on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect as regards the legality thereof; and none of the City, the Trustee, nor the attorneys approving the Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds. The Trustee may include in any redemption notice a statement to the effect that the CUSIP numbers on the Bonds have been assigned by an independent service and are included in such notice solely for the convenience of the Owners of the Bonds and that neither the City nor the Trustee shall be liable for any inaccuracies of such numbers.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond over the certification of the City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund; and

(vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Account is hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account.

(ii) The following Accounts are hereby created and established under the Bond Fund:

(A) Capitalized Interest Account; and

(B) Principal and Interest Account.

(iii) The following Accounts are hereby created and established under the Project Fund:

(A) Improvement Area #1 Projects Account; and

(B) Costs of Issuance Account.

(iv) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(v) The following Account is hereby created and established under the Administrative Fund:

(A) District Administration Account.

(c) Each Fund and each Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Trustee may, from time to time, upon written direction from the City pursuant to a City Certificate, create additional Funds or Accounts hereunder as may be necessary The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds.

(d) Except as set forth in Section 6.10(f), interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(i) to the Capitalized Interest Account of the Bond Fund: $_____;

(ii) to the Improvement Area #1 Projects Account of the Project Fund: $_____;

(iii) to the Costs of Issuance Account of the Project Fund: $_____;

(iv) to the Reserve Account of the Reserve Fund: $_____; and

(v) to the District Administration Account of the Administrative Fund: $_____.

Section 6.3. Pledged Revenue Fund.

(a) On or before March 1 of each year while the Bonds are Outstanding and beginning March 1, 2027, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited into the Pledged Revenue Fund, the City shall deposit or cause to be deposited Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement, in accordance with Section 6.7(a) hereof, (iii) third, to the Additional Interest Reserve Account of the Reserve Fund in an amount equal to the Additional Interest collected, if any, in accordance with Section 6.7(b) hereof, (iv) fourth, to pay Actual Costs of the Improvement Area #1 Projects, and (v) fifth, to pay other costs permitted by the PID Act.

(b) From time to time as needed to pay the obligations relating to the Bonds, but no later than five Business Days before each Interest Payment Date, the Trustee shall withdraw

from the Bond Pledged Revenue Account and transfer to the Principal and Interest Account of the Bond Fund, an amount, taking into account any amounts then on deposit in such Principal and Interest Account, and any expected transfers from the Capitalized Interest Account to the Principal and Interest Account, such that the amount on deposit in the Principal and Interest Account equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Principal and Interest Account first, to the payment of interest, and second, to the payment of principal (including any Sinking Fund Installments) on the Bonds, as described in Section 11.4(a) hereof.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an account of the Reserve Fund, and the other deposits described in (a) above, the City may direct the Trustee, by City Certificate, to apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid.

(g) Any additional Pledged Revenues remaining after the satisfaction of the foregoing shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Principal and Interest Account and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds, less any amount to be used to pay interest on the Bonds on such Interest Payment Date from the Capitalized Interest Account, as provided below.

(b) If amounts in the Principal and Interest Account are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in the order described in Section 6.7(f) hereof. Amounts so withdrawn from the Reserve Fund shall be deposited in the Principal and Interest Account and transferred to the Paying Agent/Registrar.

(c) Moneys in the Capitalized Interest Account shall be used for the payment of interest on the Bonds on the following dates and in the following amounts:

Date	**Amount ($)**

Any amounts on deposit in the Capitalized Interest Account after the payment of interest on the dates and in the amounts listed above shall be transferred to the Improvement Area #1 Projects Account of the Project Fund, as directed by the City Certificate, or if the Improvement Area #1 Projects Account of the Project Fund has been closed as provided herein, such amounts shall be transferred to the Redemption Fund to be used to redeem Bonds and the Capitalized Interest Account shall be closed.

Section 6.5. Project Fund.

(a) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to either (i) the instructions on the memorandum to be issued by the City's financial advisor (the "Closing Memorandum") as of the Closing Date, (ii) one or more City Certificates or (iii) an executed, completed, and accepted Closing Disbursement Request.

(b) Money on deposit in the Improvement Area #1 Projects Account shall only be used to pay Actual Costs of the Improvement Area #1 Projects, except as otherwise provided for herein. Disbursements from the Improvement Area #1 Projects Account to pay District Formation Costs or other costs related to the creation of the District shall be made by the Trustee pursuant to either (i) the Closing Memorandum, (ii) one or more City Certificates or (iii) an executed, completed, and accepted Closing Disbursement Request. Disbursements from the Improvement Area #1 Projects Account of the Project Fund to pay all other Actual Costs of the Improvement Area #1 Projects shall be made by the Trustee upon receipt by the Trustee of either a properly executed and completed Certification for Payment or written direction from the City or its designee approving the disbursement to the Developer or the Developer's designee. The disbursement of funds from the Improvement Area #1 Projects Account of the Project Fund pursuant to a Closing Memorandum, Closing Disbursement Request or Certification for Payment shall be pursuant to and in accordance with the disbursement procedures described in the Construction, Funding, and Acquisition Agreement or as provided in a Closing Memorandum, Closing Disbursement Request or Certification for Payment, provided that the Trustee may rely solely and conclusively on the Closing Memorandum, City Certificate, Closing Disbursement Request or Certification of Payment or other written direction from the City or its designee in making a disbursement from the Improvement Area #1 Projects Account of the Project Fund. Such provisions and procedures related to such disbursements contained in the Construction, Funding, and Acquisition Agreement, are herein incorporated by reference and deemed set forth herein in full.

(c) If the City Representative determines in his or her sole discretion that amounts then on deposit in the Improvement Area #1 Projects Account of the Project Fund are not expected to be expended for purposes of the Account due to the abandonment, or constructive

abandonment, of the Improvement Area #1 Projects such that, in the opinion of the City Representative, it is unlikely that the amounts in the Improvement Area #1 Projects Account of the Project Fund will ever be expended for the purposes of such Account, the City Representative shall file a City Certificate with the Trustee which identifies the amounts then on deposit in the Improvement Area #1 Projects Account of the Project Fund that are not expected to be used for purposes of such Account. If such City Certificate is so filed, the amounts on deposit in the Improvement Area #1 Projects Account of the Project Fund shall be transferred to the Redemption Fund to redeem Bonds on the earliest practicable date after notice of redemption has been provided in accordance with this Indenture.

(d) In making any determination pursuant to this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

(e) Upon receipt of a City Certificate stating that all Improvement Area #1 Projects have been completed and that all Actual Costs of the Improvement Area #1 Projects have been paid, or that any such Actual Costs of the Improvement Area #1 Projects are not required to be paid from the Improvement Area #1 Projects Account of the Project Fund pursuant to a Certification for Payment or written direction from the City or its designee, the Trustee shall transfer the amount, if any, remaining within the Improvement Area #1 Projects Account of the Project Fund to the Principal and Interest Account of the Bond Fund or to the Redemption Fund to be used to redeem Bonds pursuant to Section 4.4 as directed by the City Representative in a City Certificate filed with the Trustee. Upon such transfer the Improvement Area #1 Projects Account of the Project Fund shall be closed. If the Improvement Area #1 Projects Account has been closed as provided above and the Costs of Issuance Account of the Project Fund has been closed pursuant to the provisions of Section 6.5(f), the Project Fund shall be closed.

(f) Not later than six months following the Closing Date, or upon an earlier determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred first to the Improvement Area #1 Projects Account of the Project Fund and used to pay Actual Costs, or, if no Actual Costs remain to be funded, then to the Principal and Interest Account of the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

(g) Notwithstanding anything to the contrary herein or in the Construction, Funding, and Acquisition Agreement, the Trustee shall not be required to make any investigation into any facts or matters stated in any Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate, or other written direction from the City or its designee provided as described in this Section 6.5 or to review any attachments thereto and shall have no liability on account of any disbursement from the Project Fund (including subaccounts) in accordance with such Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate or other written direction from the City or its designee, provided that it has complied with the procedures required in this Section 6.5 with respect to such Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate or other written direction. The Trustee shall have no responsibility whatsoever to disburse or transfer funds from the Improvement Area #1 Projects Account of the Project Fund hereunder absent written directions from the City.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Bond Pledged Revenue Account of the Pledged Revenue Fund an amount sufficient to redeem Bonds as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds as provided in Article IV.

Section 6.7. Reserve Fund.

(a) The City agrees with the Owners of the Bonds to accumulate from the deposits described in Sections 6.2 and 6.3(a) hereof, and when accumulated, maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement, except to the extent such deficiency is due to the application of Section 6.7(d) hereof. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Principal and Interest Account of the Bond Fund, as provided in this Indenture.

(b) The Trustee, if needed, will transfer from the Pledged Revenue Fund to the Additional Interest Reserve Account on March 15 and September 15 of each year, commencing March 15, 2027, an amount equal to the Additional Interest collected, if any, as shown on the Improvement Area #1 Assessment Roll attached to the Service and Assessment Plan or an Annual Service Plan Update, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If the amount on deposit in the Additional Interest Reserve Account shall at any later time be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall resume collecting the Additional Interest and shall file a City Certificate with the Trustee instructing the Trustee to resume depositing the Additional Interest from the Pledged Revenue Fund into the Additional Interest Reserve Account until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account; provided, however, that the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture. If, after such deposits, there is surplus Additional Interest remaining, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the Annual Installments as shown on the Improvement Area #1 Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of such funds.

(d) Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied

to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of Bonds to be redeemed with Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayments toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate as a result of such Prepayments and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Principal and Interest Account to be used for the payment of debt service on the Bonds on the next Interest Payment Date in accordance with Section 6.4 hereof, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, (ii) to the Improvement Area #1 Projects Account of the Project Fund if such application and the expenditure of funds is expected to occur within three years of the Closing Date, or (iii) for such other use specified in such City Certificate if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on any Bond.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency.

(g) At the final maturity of the Bonds, the amount on deposit in the Reserve Account and in the Additional Interest Reserve Account shall be transferred to the Principal and Interest Account of the Bond Fund and applied to the payment of the principal of the Bonds.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f) hereof, the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amounts held in the Bond Fund and the Redemption Fund are sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the

Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated "City of Gunter, Texas, Rebate Fund" (the "Rebate Fund") to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts relating to the Bonds due the United States Government in accordance with the Code.

(b) In order to assure that the Rebate Amount is paid to the United States rather than to a third-party, investments of funds on deposit in the Rebate Fund, as directed by the City in a written instruction to the Trustee, shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the District Administration Account of the Administrative Fund the amounts collected each year to pay the Annual Collection Costs and Delinquent Collection Costs.

(b) Moneys in the District Administration Account of the Administrative Fund shall be held by the Trustee separate and apart from the other Funds and Accounts created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

(c) The Administrative Fund shall not be part of the Trust Estate and shall not be security for the Bonds.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee, as directed by the City pursuant to a City Certificate filed with the Trustee at least two days in advance of the making of such investment. The money in any Fund or Account shall be invested in time deposits or certificates of deposit secured in the manner required by law for public funds, or be invested in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, in obligations of any agencies or instrumentalities thereof, or in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as

amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Notwithstanding the preceding sentence, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. Investments shall be valued each year in terms of current market value as of September 30. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate. In the absence of any such instructions, all funds shall be held by the Trustee uninvested in cash, yet collateralized. The Trustee shall have no responsibility to ensure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments and may conclusively rely on the related City Certificate as to such matters. The Trustee shall have no duty to confirm or any responsibility to monitor the ratings of any investments made hereunder.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide

brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(h) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in the Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

(g) The Trustee may conclusively rely on a City Certificate pursuant to Section 6.10(a) that such an investment will comply with the City's investment policy and with the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that the Assessments to be collected from the Assessed Property are as so reflected in the Service and Assessment Plan (as it may be updated from time to time), and, in accordance with the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than March 1 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the

delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than Refunding Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

(b) So long as Bonds are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and Refunding Bonds, if any, secured by any pledge of or other lien or charge on the Trust Estate, except for other indebtedness incurred in compliance with Section 13.2 hereof.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds or interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and the Owners of any Bonds or any duly authorized agent or agents of such Owners shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee or duly authorized representative, as applicable. The City shall provide the Trustee or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds during the City's regular business hours and on a mutually agreeable date not later than 30 days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

> "*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the initial purchasers against payment therefor.
>
> *"Code"* means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.
>
> *"Computation Date"* has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Gross Proceeds" means any proceeds, as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Bonds.

"Investment" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

"Regulations" means any proposed, temporary or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of the Bonds:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of Section 1.141-5(d) of the Regulations on the date the Bonds are delivered and will ensure that the Assessments continue to meet such requirements for so long as the Bonds are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all

records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to ensure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the Funds or Accounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, 100% of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, 90% of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within 180 days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, or City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Bonds, in the Tax Certificate or similar or other appropriate certificate, form or document.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions, covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds, or as to the existence of a default or Event of Default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds, the Bond Ordinance, the Assessment Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Annual Collection Costs) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Trust Estate, the funds available for such payment in any of the Pledged Funds, if any, or the amounts collected to pay Annual Collection Costs on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture, the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector, the Mayor, the Mayor Pro Tem, the City Manager, or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent /Registrar for and in respect to the Bonds.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified by the Owners, to the extent permitted by law and the provisions of this Indenture, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may, to the extent permitted pursuant to the provisions of this Indenture, make transfers from the District Administration Account of the Administrative Fund, and to the extent money in the District Administration Account is insufficient, from the Pledged Revenue Fund to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Outstanding hereunder.

The Trustee's rights to immunities and protection from liability hereunder will survive its resignation or removal.

Section 9.3. Responsibilities of the Trustee.

The Trustee accepts the trusts imposed upon it by this Indenture, and agrees to observe and perform those trusts, but only upon and subject to the terms and conditions set forth in this Article, to all of which the parties hereto and the Owners agree.

The recitals contained in this Indenture and in the Bonds shall be taken as the statements of the City only and the Trustee assumes no responsibility for and undertakes no duty to verify the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of the offering documents, this Indenture, or the Bonds or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed by it with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture. No implied covenants or obligations shall be read into this Indenture against the Trustee. In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his or her own affairs.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City.

The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with any direction of the Owners of the applicable percentage of the Outstanding Bonds permitted to be given by them under this Indenture.

The Trustee shall not be liable for any error in judgment exercised in good faith and expressly authorized or within the discretion or rights or powers conferred upon it by this Indenture.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the Owners of at least a majority of the aggregate principal amount of Bonds then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

The rights, privileges, protections, immunities and benefits given to the Trustee including, without limitation, its right to be indemnified, are extended to, and shall be enforceable by, the Trustee in each of its capacities hereunder, and each agent, custodian and person employed to act hereunder.

In no event shall the Trustee be responsible or liable for incidental, special, indirect, punitive or consequential loss or damage of any kind whatsoever (including, but not limited to, loss of profit) irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

Under no circumstances shall the Trustee be liable in its individual capacity for the obligations evidenced by the Bonds.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may request and conclusively rely and shall be protected in acting upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

The Trustee may execute any of the trusts or powers hereunder or perform any of its duties hereunder through agents and attorneys and the Trustee shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

The Trustee shall have no duty or obligation to monitor the City's compliance with the terms of this Indenture or to ascertain or inquire as to the performance or observance of any covenants, conditions or agreements on the part of the City herein except as may be expressly provided for herein.

The Trustee shall not be required to give any bond or surety in respect of the execution of the trusts and powers established by this Indenture.

The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty to take such action.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund and, to the extent moneys in the Administrative Fund are insufficient, then any and all funds at any time held by it hereunder prior to any Bonds Outstanding. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund, and to the extent moneys in the Administrative Fund are insufficient, then from any moneys in its possession in the Pledged Revenue Fund under the provisions of this Indenture and shall be entitled to a preference therefor over any Bonds Outstanding hereunder.

Subject to the provisions of this section, the right of the Trustee to receive compensation, and the City's obligation to make payment, hereunder shall survive the termination of this Indenture, payment in full of the Bonds or the resignation or removal of the Trustee.

TO THE EXTENT AUTHORIZED BY LAW, THE CITY SHALL INDEMNIFY AND HOLD HARMLESS THE TRUSTEE AGAINST ANY AND ALL LOSS, DAMAGE, CLAIMS, EXPENSE AND LIABILITY ARISING OUT OF OR IN CONNECTION WITH THE ACCEPTANCE OF ADMINISTRATION OF THE TRUST OR TRUSTS HEREUNDER, INCLUDING THE COSTS AND EXPENSES OF DEFENDING ITSELF AGAINST ANY CLAIM (WHETHER ASSERTED BY THE CITY, ANY OWNER OR ANY OTHER PERSON) OR LIABILITY IN CONNECTION WITH THE EXERCISE OR PERFORMANCE OF ANY OF ITS POWERS OR DUTIES HEREUNDER

EXCEPT TO THE EXTENT THAT SUCH LOSS, DAMAGE, CLAIM, EXPENSE OR LIABILITY IS CAUSED BY TRUSTEE'S NEGLIGENCE OR WILLFUL MISCONDUCT.

The Trustee's immunities and protections from liability and its right to indemnification in connection with the performance of its duties under this Indenture shall extend to the Trustee acting in its capacity as Paying Agent/Registrar and its officers, directors, agents, attorneys and employees.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds and may join in any action that any Owner of Bonds may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee also may engage in or be interested in any financial or other transaction with the City, provided that if the Trustee determines that any such relation is in conflict with its duties under this Indenture, it shall eliminate the conflict or resign as Trustee in accordance with the provisions of Section 9.8 hereof. So long as no event of default has occurred and is continuing, the Trustee may be a creditor of the City. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate outstanding principal amount of the Bonds.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor. The resigning Trustee shall not be liable for the actions of the successor trustee.

Section 9.9. Removal of Trustee.

Upon thirty (30) days written notice, the Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) the City, so long as the City is not in default under this Indenture. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate Outstanding principal of the Bonds.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee

or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed and to the predecessor Trustee. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds, in accordance with the immediately preceding paragraph.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds and each of the Owners of the Bonds.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and

certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be converted or merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

The Trustee shall have no duty or obligation to file or record any financing statements pursuant to Title 1 of the Texas Business and Commerce Code, commonly referred to as the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"). If necessary and upon receipt of a copy of a filed financing statement, the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by the UCC, in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC. Notwithstanding anything to the contrary contained herein, the Trustee shall not be responsible for any initial filings of any UCC financing statements or the information contained therein (including the exhibits thereto), the perfection of any such security interests, or the accuracy or sufficiency of any description of collateral in such initial filings or for filing any modifications or amendments to the initial filings required by any amendments to Article 9 of the UCC, and unless the Trustee shall have been notified by the City that any such initial filing or description of collateral was or has become defective, the Trustee shall be fully protected in relying on such initial filing and descriptions in filing any continuation statements or modifications thereto pursuant to this Section 9.13 and in filing any continuation statements in the same filing offices as the initial filings were made. All costs of preparation and filing the continuation statements required hereunder will be paid from the District Administration Account of the Administrative Fund.

Section 9.14. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Indenture, executed by both the City and the Trustee, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds, or with the written consent without a meeting, of the Owners of at least 51% of the aggregate principal amount of the Bonds then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of, and the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by Applicable Laws and this Indenture), or (iii) reduce the percentage of Owners of Bonds required for the amendment hereof. Any such amendment may not modify any of the rights, indemnities, immunities or obligations of the Trustee without its written consent, which consent may be evidenced by the Trustee's entering and signing of such Supplemental Indenture.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds;

(iv) to provide for the issuance of Refunding Bonds, as set forth in Section 13.2 hereof;

(v) to appoint or accept a successor trustee in accordance with the provisions of Section 9.10 hereof; provided, however in no event shall this provision limit the Owners' ability to appoint a successor trustee pursuant to Section 9.10 hereof; and

(vi) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds.

(c) Any modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement: (i) is permitted under Applicable Laws and the provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect; provided, however, that an appointment of a successor trustee in accordance with the provisions hereof and/or the issuance of Refunding Bonds in accordance with the provisions of Section 13.2 hereof, are each deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds. In such event the City is authorized to fix the time and place of such meeting and to provide for the giving of notice thereof, and to fix and adopt reasonable rules and regulations for said conduct of the meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, shall be mailed by first-class mail, by the Trustee to each Owner of Bonds from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Except as set forth in Section 10.1(b), such Supplemental Indenture shall not become effective unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided and the City or Bond Counsel, acting on the City's behalf, has delivered to the Trustee an opinion of Bond Counsel to the effect that such amendment is permitted and will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice

shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of 60 days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such 60 day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation to take or refrain from taking any such action and the Trustee shall have no liability with respect to any action taken or any instance of inaction.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Outstanding Bonds shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.

The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 10.6. Amendatory Endorsement of Bonds.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds held by such Owner, provided that due notation thereof is made on such Bonds.

Section 10.7. Waiver of Default.

Subject to the second and third sentences of Section 10.1 hereof, with the written consent of at least 51% of the Owners in aggregate principal amount of the Bonds then Outstanding, the

Owners may waive non-compliance by the City with certain past defaults under this Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners. For the avoidance of doubt, any waiver given pursuant to this Section shall be subject to Section 11.5 hereof.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an "Event of Default," to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments, including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided, however, that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make the payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if it is in violation of any applicable state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1, the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by this Indenture or by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted; provided further that the Trustee shall only be obligated to exercise such one or more of the rights and powers conferred by this section as so directed if Trustee shall have been indemnified by the Owners as provided herein. Notwithstanding the foregoing, the Trustee may refuse to follow any direction that it

believes conflicts with Applicable Laws or this Indenture or that the Trustee determines is unduly prejudicial to the rights of any Owner of Bonds (it being understood that the Trustee does not have any affirmative duty to ascertain whether or not any action or forbearance is unduly prejudicial to such Owner) or that would involve the Trustee in personal liability; provided, however that the Trustee may take any other action deemed proper to the Trustee that is not inconsistent with such direction. Prior to taking any act under this Indenture, the Trustee shall be entitled to indemnification satisfactory to it in its sole discretion against all losses and expenses caused by taking or not taking any such action. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL OF THE BONDS SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to all Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may, but solely upon receipt of indemnity satisfactory in the sole discretion of the Trustee in accordance with Section 9.2 hereof, cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the reasonable judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of not less than 25% of the aggregate principal amount of the Bonds then Outstanding have made

written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no written direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his, or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, as advised by counsel, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the costs and expenses of the proceedings resulting in the collection of such amounts, the expenses (including fees and expenses of its counsel and agents), liabilities, and advances owing to or incurred or made by the Trustee, and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, be applied by the Trustee, on behalf of the City, to the payment of interest and principal or Redemption Price then due on the Bonds, as follows:

> FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and

SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds shall bind all future Owners of the same Bonds in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds.

Bonds owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds provided for in this Indenture, and the City shall not be entitled with respect to such Bonds to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate Outstanding principal of the Bonds shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii) that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Pledged Revenues and the Trust Estate are and will be and remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Accounts, Periodic Reports and Certificates.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances,

transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on the Trust Estate and are not payable from the Pledged Revenues.

(b) The City reserves the right to issue Refunding Bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding Refunding Bonds and to pay all costs incident to the Refunding Bonds, as authorized by the laws of the state of Texas. Other than Refunding Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omit to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from the Trust Estate so long as such pledge is subordinate to the pledge of the Trust Estate securing payment of the Bonds.

(d) Notwithstanding anything to the contrary herein, no Refunding Bonds, Additional Obligations, or subordinate obligations may be issued by the City unless: (1) the principal (including sinking fund installments) of such Refunding Bonds, Additional Obligations or subordinate obligations are scheduled to mature on September 15 of the years in which principal is scheduled to mature, and (2) the interest on such Refunding Bonds, Additional Obligations or subordinate obligations must be scheduled to be paid on March 15 and September 15 of the years in which interest is scheduled to be paid.

Section 13.3. Books of Record.

(a) The City shall cause to be kept full and proper books of record and accounts, in which full, true and proper entries will be made of all dealing, business and affairs of the City, which relate to the Pledged Revenues, the Pledged Funds, the Trust Estate, and the Bonds, which books can be inspected by the Trustee during regular business hours of a Business Day upon request.

(b) The Trustee shall have no responsibility with respect to the financial and other information received by it pursuant to this Section 13.3 except to receive and retain the same, subject to the Trustee's document retention policies, and to distribute the same in accordance with the provisions of this Indenture. Specifically, but without limitation, the Trustee shall have no duty to review such information, is not considered to have notice of the contents of such

information or a default based on such contents, and has no duty to verify the accuracy of such information.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that principal of and interest on all of the Bonds has been paid so that the City may determine if this Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the Funds and Accounts held hereunder to the Person entitled to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Deemed Paid.

All Outstanding Bonds shall, prior to the Stated Maturity or redemption date thereof, be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose, shall be sufficient to pay when due the principal of and interest on the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other qualified third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Bonds to become due on the Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency then publishing a rating on the Bonds that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal

of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall, be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee. This Indenture and the exhibit(s) hereto set forth the entire agreement and understanding of the parties related to this transaction and supersedes all prior agreements and understandings, oral or written.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be delivered by hand, mailed by first-class mail, postage prepaid, or transmitted by e-mail and addressed as follows:

If to the City:	City of Gunter, Texas 105 N. 4th Street Gunter, Texas 75058 Attn: Director of Planning & Development Email: eric.wilhite@ci.gunter.tx.us
If to the Trustee or the Paying Agent/Registrar:	U.S. Bank Trust Company, National Association 1255 Corporate Drive, 6th Floor Irving, Texas 75038 Attention: Global Corporate Trust Email: Misty.Gutierrez@usbank.com With a copy to: U.S. Bank Trust Company, National Association Attention: Bond Operations 111 Fillmore Avenue East St. Paul, Minnesota 55107-1402

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions or directions, including funds transfer instructions, pursuant to this Indenture by Electronic Means (as hereinafter defined); provided, however, that the City shall provide to the Trustee an incumbency

certificate listing designated persons authorized to provide such instructions ("Authorized Officers"), which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. As used in this paragraph, "Electronic Means" means a portable document format ("pdf") or other replicating image attached to an unsecured email, facsimile transmission, secure electronic transmission (containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee), or another method or system specified by the Trustee as available for use in connection with its services hereunder. If the City elects to give the Trustee instructions by Electronic Means and the Trustee in its discretion elects to act upon such instructions, the Trustee's understanding of such instructions shall be deemed controlling. The City and the Authorized Officers are responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and authentication keys provided by the Trustee, if any.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas. With respect to this Indenture and any conflicts arising therefrom, the parties hereby (i) irrevocably submit to the exclusive jurisdiction of any federal district or state district court with jurisdiction in Grayson County, Texas, (ii) waive any objection to laying of venue in any such action or proceeding in such courts, and (iii) waive any objection that such courts are an inconvenient forum or do not have jurisdiction over any party.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original. The City and the Trustee agree that electronic signatures to this Indenture may be regarded as original signatures.

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of Securities and Exchange Commission Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Section 15.11. Dispute Resolution.

If any conflict, disagreement or dispute arises between, among, or involving any of the parties hereto concerning the meaning or validity of any provision hereunder or concerning any other matter relating to this Indenture, or the Trustee is in doubt as to the action to be taken hereunder, the Trustee may, at its option, after sending written notice of the same to the City, refuse to act until such time as it (a) receives a final non-appealable order of a court of competent jurisdiction directing it as to such matter or (b) receives a written instruction, executed by each of the parties involved in such disagreement or dispute, in a form reasonably acceptable to the Trustee, directing it as to such matter. The Trustee will be entitled to act on any such written

instruction or final, non-appealable order of a court of competent jurisdiction without further question, inquiry or consent. The Trustee may file an interpleader action in a state or federal court, and upon the filing thereof, the Trustee will be relieved of all liability as to the assets deposited with the court and will be entitled to recover reasonable and documented out-of-pocket attorneys' fees, expenses and other costs incurred in commencing and maintaining any such interpleader action.

[*Remainder of Page Intentionally Left Blank*]

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF GUNTER, TEXAS

By: _____
Mayor Pro Tem

ATTEST:

_____
City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

(a) Form of Bond.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED
No. _____

REGISTERED
$_____

United States of America
State of Texas

CITY OF GUNTER, TEXAS
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1 PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	September 15, 20__	August 6, 2026	_____

The City of Gunter, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 15 and September 15 of each year, commencing September 15, 2026, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust operations office at 111 Fillmore Avenue E, St. Paul, Minnesota 55107-1402 (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the

Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the last Business Day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated August 6, 2026, and issued in the aggregate principal amount of $[_____] and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of August 1, 2026 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) paying all or a portion of the Actual Costs of the Improvement Area #1 Projects, (ii) paying a portion of the costs incidental to the organization and administration of the District, and (iii) paying the Bond Issuance Costs, including funding a reserve fund and paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Improvement Area #1 Projects, and other costs related to the issuance of the Bonds.

The Bonds are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $100,000 and any multiple of $1,000 in excess thereof.

The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the respective Sinking Fund Installment as set forth in the following schedule:

Term Bonds Maturing September 15, 20

Redemption Date	Sinking Fund Installment ($)
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20*	

* maturity

Term Bonds Maturing September 15, 20

Redemption Date	Sinking Fund Installment ($)
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20*	

* maturity

Term Bonds Maturing September 15, 20

Redemption Date	Sinking Fund Installment ($)
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20	
September 15, 20*	

* maturity

At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by the Indenture, the Trustee shall select for redemption, pursuant to the provisions of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installments of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions of the Indenture and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem the Bonds maturing on and after September 15, 20__ before their scheduled maturity dates, in whole or in part, on any date on or after September 15, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, in an amount and on any date specified in a City Certificate, at the Redemption Price, pursuant to the provisions of the Indenture, from amounts on deposit in the Redemption Fund as a result of Prepayments, other transfers to the Redemption Fund pursuant to the Indenture, or as a result of unexpended amounts transferred from the Project Fund as provided in the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the redemption price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the holders of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the holders of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the holder of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such holder and upon all future holders thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, in Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Additional Obligations on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF GUNTER, TEXAS, THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____

Mayor Pro Tem, City of Gunter, Texas

_____
City Secretary, City of Gunter, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office an opinion to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Acting Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a), (b) and (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below," and the reference to the "CUSIP NUMBER" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on September 15 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Amount ($) Interest Rate (%)"

(Information to be inserted from Section 3.2(c) hereof); and

(iii) the Initial Bond shall be numbered T-1.

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APPENDIX B

FORM OF SERVICE AND ASSESSMENT PLAN

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Taylor Ranch
Public Improvement District

PRELIMINARY SERVICE AND ASSESSMENT PLAN

JULY 16, 2026

AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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INTRODUCTION

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

On September 18th, 2025, the City Council passed and approved Resolution No. 2025-09-18-2 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 491.423 acres located within the corporate limits of the City, as described by the legal description on **Exhibit K-1** and depicted on **Exhibit A-1**.

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

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

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

SECTION I: DEFINITIONS

"2026 Assessment Ordinance" means an Assessment Ordinance approved and adopted by the City Council on July 16, 2026, which levied the Major Improvement Area Assessment and Improvement Area #1 Assessment against the Major Improvement Area Assessed Property and Improvement Area #1 Assessed Property, respectively, and approved this Service and Assessment Plan.

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer, (either directly or through affiliates), including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental fees and charges; and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

"Additional Interest" means the amount collected by the application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

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

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with

respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

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

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

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against Assessed Property, to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

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

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

"Assessment Roll" means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, or in connection with the issuance of PID Bonds, or in any Annual Service Plan Update. The Assessment Rolls are included in this Service and Assessment Plan as **Exhibit F-1** and **Exhibit G-1**.

"Authorized Improvements" means the costs and improvements authorized by Section 372.003 of the PID Act, and described in **Section III**, as further depicted on **Exhibit H-1** and **Exhibit H-2.**

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, initial trustee fee, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter's discount (including the fee to underwriter's counsel), fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

"City" means the City of Gunter, Texas.

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

"County" means Grayson County, Texas.

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

"Developer" means MM Taylor Ranch 496, LLC and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

"District" means the Taylor Ranch Public Improvement District containing approximately 491.423 acres located within the corporate limits of the City, more specifically described in **Exhibit K-1** and depicted on **Exhibit A-1**.

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

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

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

"Improvement Area #1" means approximately 229.792 acres located within the District, more specifically described in **Exhibit K-2** and depicted on **Exhibit A-2**.

"Improvement Area #1 Annual Installment" means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #1; and (4) Additional Interest related to the Improvement Area #1 Bonds, as shown on **Exhibit F-2**.

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

"Improvement Area #1 Assessment" means an Assessment levied, by the adoption of the 2026 Assessment Ordinance, against Improvement Area #1 Assessed Property to pay for all or a portion of the Actual Costs of the Improvement Area #1 Authorized Improvements, and imposed pursuant to the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

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

"Improvement Area #1 Authorized Improvements" means collectively, (1) the Improvement Area #1 Projects; (2) the deposit to the administrative fund related to the Improvement Area #1 Bonds; and (3) Bond Issuance Costs incurred in connection with the issuance of Improvement Area #1 Bonds.

"Improvement Area #1 Bonds" means those certain "City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)" that are secured by Improvement Area #1 Assessments.

"Improvement Area #1 Improvements" means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.B** and depicted on **Exhibit H-2.**

"Improvement Area #1 Initial Parcel" means all of the Improvement Area #1 Assessed Property against which the entire Improvement Area #1 Assessment was levied by the adoption of the 2026 Assessment Ordinance, as shown on the Improvement Area #1 Assessment Roll.

"Improvement Area #1 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; and (2) the Improvement Area #1 Improvements.

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

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

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

"Lot Type 1" means a Lot Type within Improvement Area #1 generally marketed to homebuilders as a 50' Lot. The buyer disclosure for Lot Type 1 is attached hereto as part of **Appendix B.**

"Lot Type 2" means a Lot Type within Improvement Area #1 generally marketed to homebuilders as an 80' Lot. The buyer disclosure for Lot Type 2 is attached hereto as part of **Appendix B.**

"Lot Type 3" means a Lot Type within Improvement Area #1 generally marketed to homebuilders as a 100' Lot. The buyer disclosure for Lot Type 3 is attached hereto as part of **Appendix B.**

"Major Improvement Area" means approximately 261.631 acres located within the District, and more specifically described in **Exhibit K-3** and depicted on **Exhibit A-3**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

"Major Improvement Area Annual Installment" means the Annual Installment of the Major Improvement Area Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to the Major Improvement Area; and (4) Additional Interest related to the Major Improvement Area Bonds, as shown on **Exhibit G-2.**

"Major Improvement Area Assessed Property" means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

"Major Improvement Area Assessment" means an Assessment levied, by the adoption of the 2026 Assessment Ordinance, against the Major Improvement Area Assessed Property, to pay for all or a portion of Actual Costs of the Major Improvement Area Authorized Improvements, and imposed pursuant to the provisions herein, as shown on the Major Improvement Area Assessment Roll, and is subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Major Improvement Area Assessment Roll" means the Assessment Roll for the Major Improvement Area Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Update. The Major Improvement Area Assessment Roll is included in this Service and Assessment Plan as **Exhibit G-1**.

"Major Improvement Area Authorized Improvements" means, collectively, (1) the Major Improvement Area Projects; (2) the deposit to the administrative fund related to the Major Improvement Area Bonds; and (3) Bond Issuance Costs incurred in connection with the issuance of the Major Improvement Area Bonds.

"Major Improvement Area Bonds" means those certain "City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Major Improvement Area Project)" that are secured by Major Improvement Area Assessments.

"Major Improvement Area Initial Parcel" means all of the Major Improvement Area Assessed Property against which the entire Major Improvement Area Assessment is levied as shown on Major Improvement Area Assessment Roll.

"Major Improvement Area Projects" means the pro rata portion of the Major Improvements allocable to the Major Improvement Area.

"Major Improvements" means those Authorized Improvements that confer a special benefit to all of the Assessed Property and Non-Assessed Property within the District and Offsite Benefited Property, as further described in **Section III.A.** and depicted on **Exhibit H-1.**

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

"Mustang SUD" means Mustang Special Utility District, its successors and assigns.

"Non-Assessed Property" means Parcels within the boundaries of the District that accrue special benefit from the Major Improvements as determined by the City Council and are allocated a proportionate share of costs but are not assessed. The Non-Assessed Property includes a police station of approximately 9.8 acres of property located within the boundaries of the District. The Developer has agreed to pay for the portion of the Actual Costs of the Major Improvements that benefit the Non-Assessed Property in lieu of the City levying Assessments against such property.

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

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

"Offsite Benefited Property" means Parcels adjacent to the District that accrue special benefit from certain Major Improvements as determined by the City Council. The Developer has agreed to pay for the portion of the Actual Costs of the Major Improvements that benefit the Offsite Benefited Property.

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

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

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

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

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

"Private Improvements" means improvements required to be constructed by the Developer to deliver final completed Lots that are not Authorized Improvements. The Developer will not be reimbursed for costs paid for Private Improvements from the proceeds of PID Bonds or otherwise from revenues received from the collection of Annual Installments.

"Service and Assessment Plan" means this Taylor Ranch Public Improvement District Service and Assessment Plan as updated, amended, or supplemented from time to time.

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

"Trustee" means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 491.423 contiguous acres within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 649 Lots developed with single-family homes, and 9.8 acres of Non-Assessed Property to be developed for a police station.

Improvement Area #1 includes approximately 229.792 contiguous acres, the boundaries of which are more particularly described on **Exhibit K-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 301 Lots developed with single-family homes (221 single-family homes that are on Lots classified as Lot Type 1, 65 single-family homes that are on Lots classified as Lot Type 2, and 15 single-family homes that are on Lots classified as Lot Type 3).

The Major Improvement Area includes approximately 261.631 contiguous acres, the boundaries of which are more particularly described on **Exhibit K-3** and depicted on **Exhibit A-3**. Development of the Major Improvement Area is anticipated to include approximately 348 Lots developed with single-family homes.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information in the Engineer's Report provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property, Non-Assessed Property, and Offsite Benefited Property. Authorized Improvements will be designed and constructed in accordance with the City's standards, regulations, requirements, and specifications and will be owned and operated by the City, or Mustang SUD, its successors and assigns, as applicable. The budget for the Authorized Improvements is shown on **Exhibit B-1**. The allocation of the Major Improvements is shown on **Exhibit B-2.**

A. Major Improvements

- Streets

  The roadway improvements included within the first phase of the Taylor Ranch development include improving Foy Wallace Road to the south and Little Elm Creek Road to the north. These roadway improvements include construction of the lane adjacent to the first phase of development, including related concrete paving with curb and gutters, subgrade, pavement markings and

signage. All roadway improvements will be designed and constructed in accordance with City of Gunter standards and specifications, and the Final Geotech Report prepared for the property and will be owned and operated by the City of Gunter.

- Water

  The water improvements consist of construction and installation of water distribution lines, including PVC water line, valves, fire hydrants, and appurtenances necessary for the water distribution system, as well as related testing and trench safety necessary to service all property in the District. The water improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality and Mustang SUD standards. The water improvements will be owned and operated by Mustang SUD.

- District Formation Costs

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

- Soft Costs

  Soft and miscellaneous costs consist of costs related to designing, permitting, constructing, and installing the Major Improvements including land planning and design, fees assessed by regulatory agencies, legal fees, engineering, soil and construction testing, topographic and boundary surveys, construction staking, construction management, and costs associated with financing the Major Improvements.

B. Improvement Area #1 Improvements

- Streets

  The roadway improvements include construction of local subdivision streets, including related paving with curb and gutters, subgrade, pavement markings and signage, and developer sidewalks that will benefit the single family lots within Improvement Area #1. All roadway improvements will be designed and constructed in accordance with City of Gunter standards and specifications and will be owned and operated by the City of Gunter.

- Water

  The water improvements consist of distribution lines for the single family

homes within Improvement Area #1. This includes PVC water lines, valves, fire hydrants, and service lines, as well as related testing and trench safety necessary to serve the Improvement Area #1 Assessed Property. The water system will be designed and constructed in accordance with Texas Commission on Environmental Quality and Mustang SUD standards. The water improvements will be owned and operated by Mustang SUD.

- Sewer

  The sanitary sewer improvements consist of a gravity collection system, lift station, and force main for the single family homes within Improvement Area #1. This includes construction and installation of PVC pipes, service lines, manholes, encasements, and appurtenances, as well as related testing and trench safety necessary to provide sanitary sewer services to the Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality and Mustang SUD standards and will be owned and operated by Mustang SUD.

- Storm Drainage

  The storm drainage improvements within the single family development of Improvement Area #1 consists of RCP and/or HP storm pipes, box culverts, manholes, inlets, headwalls, and rip rap, as well as related testing and trench safety. The storm drainage improvements will be designed and constructed in accordance with the City of Gunter design standards and will be owned and operated by the City of Gunter.

- Soft Costs

  Soft and miscellaneous costs consist of cost related to designing, permitting, constructing, and installing the Improvement Area #1 Improvements including land planning and design, fees assessed by regulatory agencies, legal fees, engineering, soil and construction testing, topographic and boundary surveys, construction staking, construction management, and costs associated with financing the Improvement Area #1 Improvements.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount to be deposited in a debt service reserve fund under an

applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

  Equals the amount required to be deposited for the purpose of paying capitalized interest on a series of PID Bonds under an applicable Indenture in connection with the issuance of such PID Bonds.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds, including the fee of counsel to the underwriter.

- *Cost of Issuance*

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

D. Other Costs

- *Deposit to Administrative Fund*

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

SECTION IV: SERVICE PLAN

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

Exhibit D summarizes the sources and uses of funds required to construct the Authorized

Improvements and Private Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

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

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

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

A. Assessment Methodology

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

- By the adoption of the 2026 Assessment Ordinance, the costs of the Major Improvements were first allocated to the Assessed Property, Non-Assessed Property, and Offsite Benefited Property proportionality based upon acreage. The costs of the Major Improvements allocated to the Assessed Property are then allocated to the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property based upon Estimated Buildout Value of each Parcel of Assessed Property to the Estimated Buildout Value of the Assessed Property. See **Exhibit B-2** for the allocation of the Major

Improvements costs.

- By the adoption of the 2026 Assessment Ordinance, the costs of the Improvement Area #1 Authorized Improvements were allocated to each Parcel of Improvement Area #1 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property. The Improvement Area #1 Initial Parcel was the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel was allocated 100% of the Improvement Area #1 Authorized Improvements.
- By the adoption of the 2026 Assessment Ordinance, the costs of the Major Improvement Area Authorized Improvements were allocated to each Parcel of Major Improvement Area Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Major Improvement Area Assessed Property to the Estimated Buildout Value of all Major Improvement Area Assessed Property. The Major Improvement Area Initial Parcel was the only Parcel within the Major Improvement Area, and as such, the Major Improvement Area Initial Parcel was allocated 100% of the Major Improvement Area Authorized Improvements.

B. Assessments

By the adoption of the 2026 Assessment Ordinance, the Improvement Area #1 Assessment levied on the Improvement Area #1 Initial Parcel is in the amount shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. Upon division or subdivision of the Improvement Area #1 Initial Parcel, the Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

By the adoption of the 2026 Assessment Ordinance, the Major Improvement Area Assessment levied on the Major Improvement Area Initial Parcel is in the amount shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit G-1**. The projected Major Improvement Area Annual Installments are shown on **Exhibit G-2**. Upon division or subdivision of the Major Improvement Area Initial Parcel, the Major Improvement Area Assessment will be reallocated pursuant to **Section VI**.

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

C. Findings of Special Benefit

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

- *Improvement Area #1*
    - The costs of the Improvement Area #1 Authorized Improvements equal $15,667,000 as shown on **Exhibit B-1**;
    - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements;
    - By the adoption of the 2026 Assessment Ordinance, the Improvement Area #1 Assessed Property is allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equals $15,667,000, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**;
    - The special benefit (≥ $15,667,000) received by the Improvement Area #1 Initial Parcel from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessment ($15,667,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Authorized Improvements; and
    - At the time the City Council adopted the 2026 Assessment Ordinance, the Developer owned 100% of the Improvement Area #1 Initial Parcel. The Developer acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Initial Parcel and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2026 Assessment Ordinance; (2) this Service and Assessment Plan and the 2026 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Initial Parcel.

- *Major Improvement Area*

    - The costs of the Major Improvement Area Authorized Improvements equal $2,034,000, as shown on **Exhibit B-1**;

    - The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Authorized Improvements equal to or greater than the Actual Cost of the Major Improvement Area Authorized Improvements;

    - By the adoption of the 2026 Assessment Ordinance, the Major Improvement Area Assessed Property is allocated 100% of the Major Improvement Area Assessment levied for the Major Improvement Area Authorized Improvements, which equals $2,034,000 as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit G-1**;

    - The special benefit (≥ $2,034,000) received by the Major Improvement Area Initial Parcel from the Major Improvement Area Authorized Improvements is greater than or equal to the amount of the Major Improvement Area Assessment ($2,034,000) levied on the Major Improvement Area Assessed Property for the Major Improvement Area Authorized Improvements; and

    - At the time the City Council adopted the 2026 Assessment Ordinance, the Developer owned 100% of the Major Improvement Area Initial Parcel. The Developer acknowledged that the Major Improvement Area Authorized Improvements confer a special benefit on the Major Improvement Area Initial Parcel and consented to the imposition of the Major Improvement Area Assessment to pay for the Actual Costs associated therewith. The Developer has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2026 Assessment Ordinance; (2) this Service and Assessment Plan and the 2026 Assessment Ordinance; and (3) the levying of Major Improvement Area Assessment on the Major Improvement Area Initial Parcel.

D. Annual Collection Costs

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

E. Additional Interest

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

SECTION VI: TERMS OF THE ASSESSMENTS

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

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

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

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

2. Upon Subdivision by a Recorded Subdivision Plat

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

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

Where the terms have the following meanings:

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

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

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

shall be reflected in the Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

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

B. Mandatory Prepayment of Assessments

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

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

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

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments,

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

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

E. Prepayment of Assessments

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

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

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

F. Payment of Assessment in Annual Installments

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

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

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

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

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Improvement Area #1 Assessments and Major Improvement Area Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2027.

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

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

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Remaining Property**"), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

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

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

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

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

SECTION VII: ASSESSMENT ROLL

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

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year in connection with City Council's approval of that year's calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

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

C. Administration and Interpretation

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

be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure/Filing and Posting Requirements

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B.** Within seven days of approval by the City Council, the City shall (1) post a copy of this Service and Assessment Plan or any future Annual Service Plan Updates on the City's internet website and (2) file and record in the real property records of the County this Service and Assessment Plan, or any future Annual Service Plan Updates. This Service and Assessment Plan and any future Annual Service Plan Updates shall be posted, filed and recorded in their entirety.

E. Severability

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

EXHIBITS

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

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Area #1
Exhibit A-3	Map of Major Improvement Area
Exhibit A-4	Lot Type Classification Map
Exhibit B-1	Project Costs
Exhibit B-2	Allocation of Major Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Major Improvement Area Assessment Roll
Exhibit G-2	Major Improvement Area Annual Installments
Exhibit H-1	Maps of Major Improvements
Exhibit H-2	Maps of Improvement Area #1 Improvements
Exhibit I	Form of Notice of Assessment Termination
Exhibit J-1	Debt Service Schedule for Improvement Area #1 Bonds
Exhibit J-2	Debt Service Schedule for Major Improvement Area Bonds
Exhibit K-1	District Boundary Description
Exhibit K-2	Improvement Area #1 Boundary Description
Exhibit K-3	Major Improvement Area Boundary Description

APPENDICES

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

Appendix A	Engineer's Report
Appendix B	Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

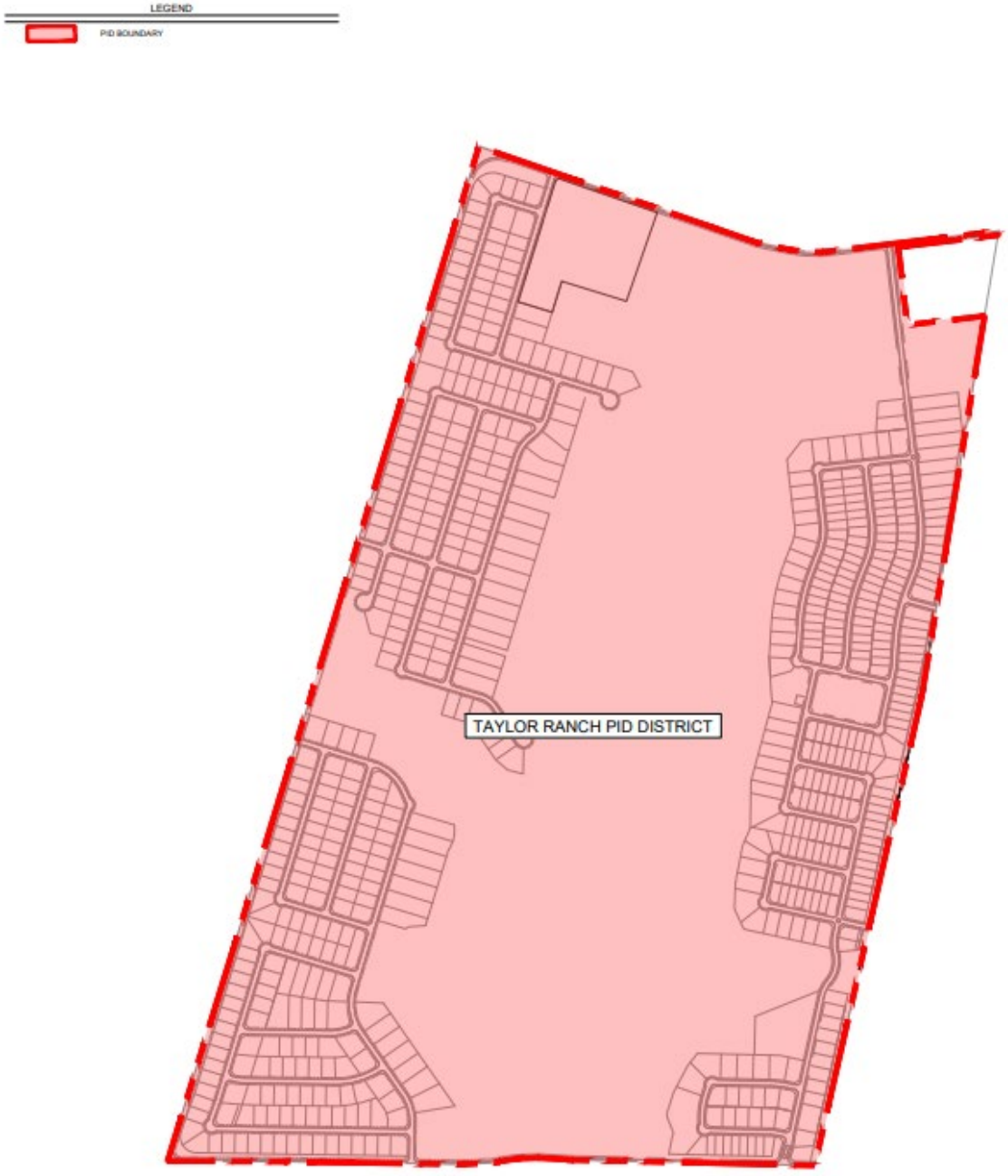


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1

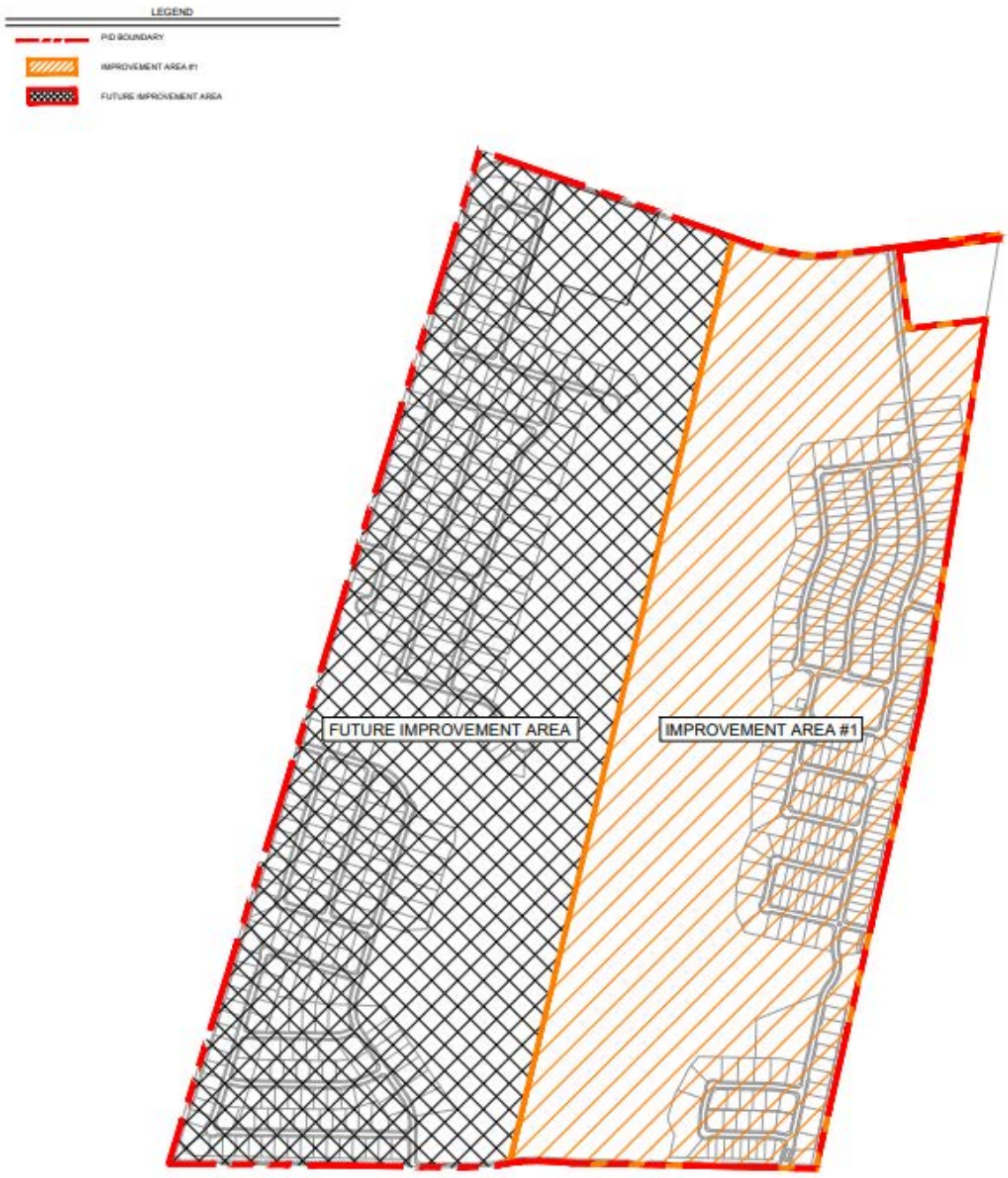


EXHIBIT A-3 – MAP OF MAJOR IMPROVEMENT AREA

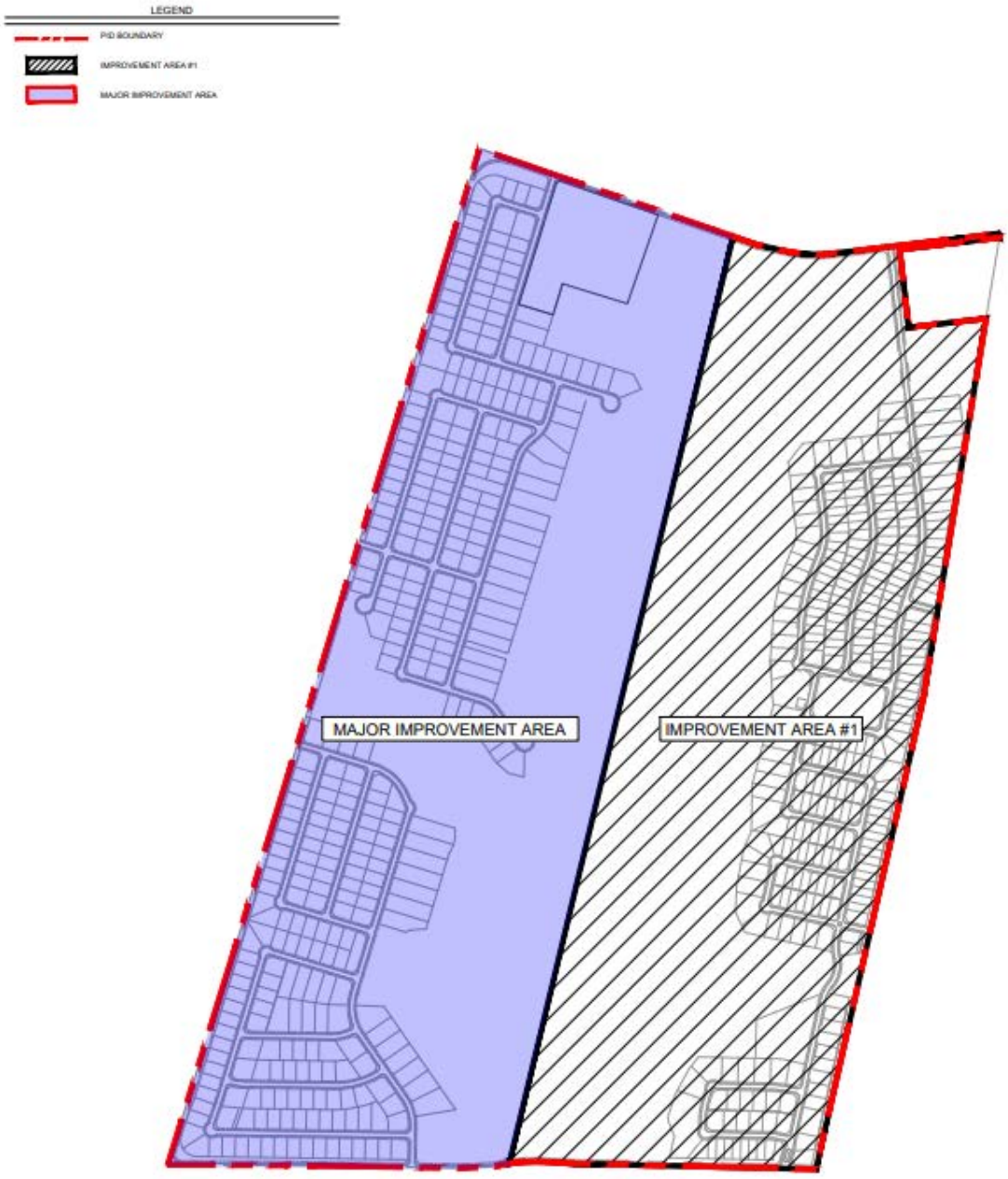
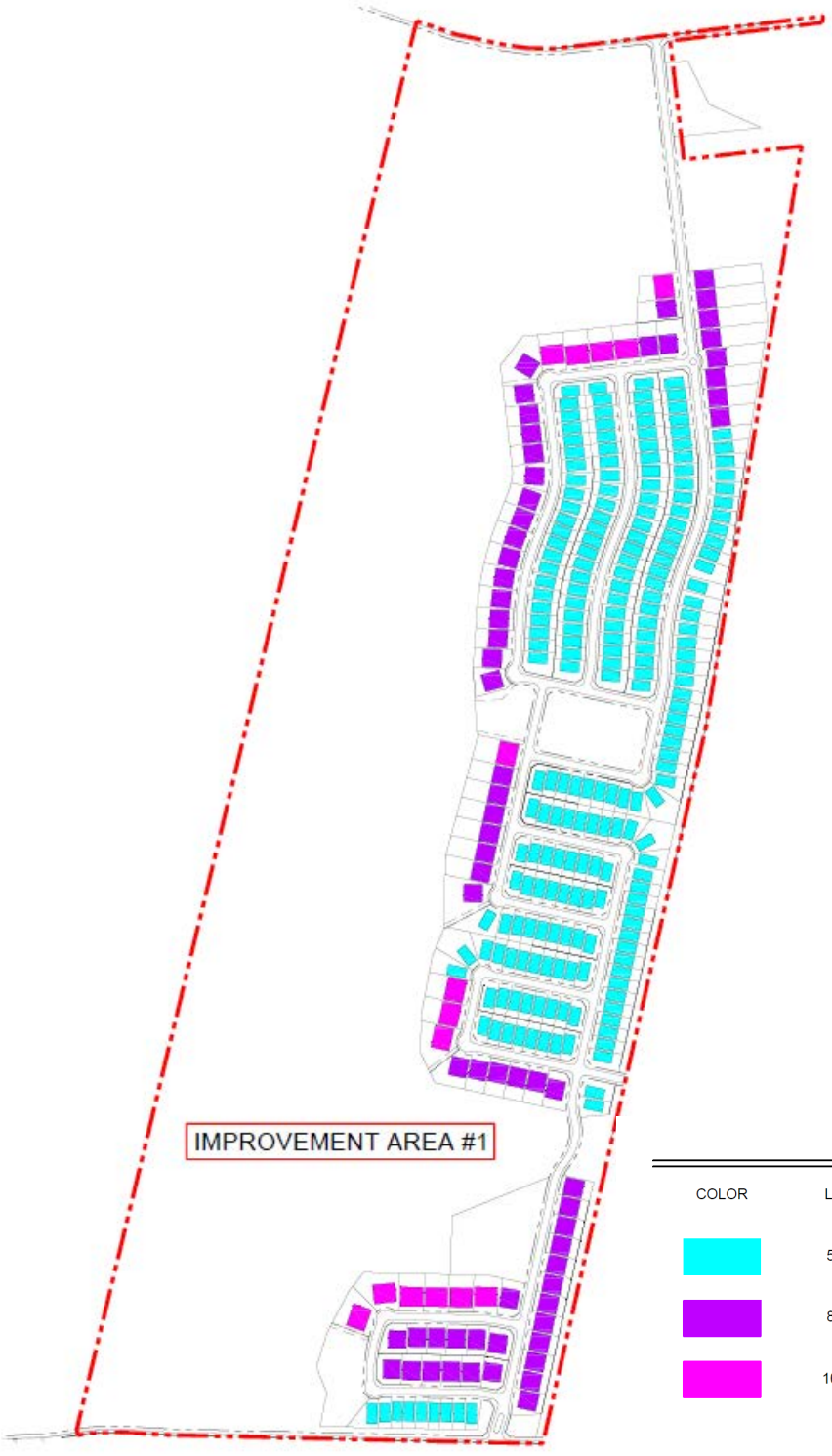


EXHIBIT A-4 – LOT TYPE CLASSIFICATION MAP



LEGEND

COLOR	LOT SIZE	TYPE	LOT COUNT
	50' x 125'	LOT TYPE 1	221
	80' x 125'	LOT TYPE 2	65
	100' x 125'	LOT TYPE 3	15
		TOTAL:	301

EXHIBIT B-1 – PROJECT COSTS

	Total Costs[a]	Privately Funded	Non-Assessed Property[g]	Offsite Benefited Property[h]	Authorized Improvements	Improvement Area #1		Major Improvement Area	
						%	Cost	%	Cost
Major Improvements [b]									
Street	$ 800,415	$ -	$ 22,954	$ 13,585	$ 763,875	40.04%	$ 305,835	59.96%	$ 458,040
Water	472,804	-	13,559	8,025	451,220	40.04%	180,656	59.96%	270,564
District Formation Costs	800,000	-	-	-	800,000	40.04%	320,299	59.96%	479,701
Soft Costs[c]	190,983	-	5,477	3,242	182,264	40.04%	72,974	59.96%	109,291
	$ 2,264,202	$ -	$ 41,991	$ 24,852	$ 2,197,359		$ 879,764		$ 1,317,595
Improvement Area #1 Improvements									
Street	$ 4,422,455	$ -	$ -	$ -	$ 4,422,455	100.00%	$ 4,422,455	0.00%	$ -
Water	950,909	-	-	-	950,909	100.00%	950,909	0.00%	-
Sewer	2,491,961	-	-	-	2,491,961	100.00%	2,491,961	0.00%	-
Drainage	1,796,082	-	-	-	1,796,082	100.00%	1,796,082	0.00%	-
Soft Costs[c]	1,159,369	-	-	-	1,159,369	100.00%	1,159,369	0.00%	-
	$ 10,820,776	$ -	$ -	$ -	$ 10,820,776		$ 10,820,776		$ -
Private Improvements [d],[i]									
Private Improvements	$ 7,351,636	$ 7,351,636	$ -	$ -	$ -	0.00%	$ -	0.00%	$ -
	$ 7,351,636	$ 7,351,636	$ -	$ -	$ -		$ -		$ -
Bond Issuance Costs [e]									
Debt Service Reserve Fund	$ 1,423,625	$ -	$ -	$ -	$ -		$ 1,249,245		$ 174,380
Capitalized Interest	1,496,571	-	-	-	-		1,188,081		308,490
Underwriter Discount[f]	531,030	-	-	-	-		470,010		61,020
Cost of Issuance	1,151,639	-	-	-	-		1,019,124		132,515
	$ 4,602,865	$ -	$ -	$ -	$ -		$ 3,926,460		$ 676,405
Other Costs [e]									
Deposit to Administrative Fund	$ 80,000	$ -	$ -	$ -	$ -		$ 40,000		$ 40,000
	$ 80,000	$ -	$ -	$ -	$ -		$ 40,000		$ 40,000
Total	**$ 25,119,478**	**$ 7,351,636**	**$ 41,991**	**$ 24,852**	**$ 13,018,135**		**$ 15,667,000**		**$ 2,034,000**

Footnotes:

[a] Per Engineer's Report dated 09/11/2025.

[b] The Major Improvements are allocated pro rata between Improvement Area #1 and the Major Improvement Area based on the ratio of Estimated Buildout Value of each area to the Estimated Buildout Value of the District.

[c] Soft costs include engineering, staking, surveying, and materials testing, and inspection fees.

[d] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds.

[e] Preliminary estimates only and subject to change upon the issuance of PID Bonds.

[f] Includes the fee of counsel to the Underwriter.

[g] The Non-Assessed Property is allocated a portion of the costs of the Major Improvements pro rata based on acreage and illustrated on **Exhibit B-2.** The Developer has agreed to pay for the allocable share of the actual costs of these Major Improvements that benefit the Non-Assessed Property and is shown as Developer Contribution - Non-Assessed Property on **Exhibit D**.

[h] The Offsite Benefited Property is allocated a portion of the costs of the Major Improvements pro rata based on acreage and illustrated on **Exhibit B-2**. The Developer has agreed to pay for the allocable share of the actual costs of these Major Improvements that benefit the Offsite Benefited Property and is shown as Developer Contribution - Offsite Benefited Property on **Exhibit D**.

[i] Private Improvements include dry utilities, gas service, final lot grading, pad moisture conditioning, erosion control and approximately $4,883,391 of the regional utility costs required to deliver final completed lots, as shown in the Engineer's Report attached as **Appendix A.**

EXHIBIT B-2 – ALLOCATION OF MAJOR IMPROVEMENTS

Step 1: Allocate between Assessed Property, Non-Assessed Property, and Offsite Benefited Property By Acreage

Property Type	Acres[a]	% Allocation	Major Improvements[b]
Assessed Property	326.123	95.43%	$ 1,397,359
Non-Assessed Property	9.800	2.87%	$ 41,991
Offsite Benefited Property	5.800	1.70%	$ 24,852
Total	**341.723**	**100.00%**	**$ 1,464,202**

Step 2: Allocate Assessed Property allocation of costs of Major Improvements to Improvement Area #1 and Major Improvement Area By Estimated Buildout Value

Property Type	Estimated Buildout Value	% Allocation	Major Improvements[c]
Improvement Area #1	$ 160,850,000	40.04%	$ 879,764
Major Improvement Area	$ 240,900,000	59.96%	$ 1,317,595
Total	**$ 401,750,000**		**$ 2,197,359**

Total Summary

Property Type	Major Improvements	
	%	Costs[c]
Improvement Area #1	38.86%	$ 879,764
Major Improvement Area	58.19%	$ 1,317,595
Non-Assessed Property	1.85%	$ 41,991
Offsite Benefited Property	1.10%	$ 24,852
Total	**98.90%**	**$ 2,264,202**

Footnotes:

[a] Non-Benefited Property of 155.5 acres not included in calculation.

[b] Excludes District Formation Costs in the amount shown on the Engineers Report dated 09/11/2025.

[c] District Formation Costs included in calculation.

EXHIBIT C – SERVICE PLAN

Improvement Area #1							
Annual Installment Due		**1/31/2026[a]**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ -	$ -	$ 188,000.00	$ 201,000.00	$ 214,000.00	$ 228,000.00
Interest		169,725.83	1,018,355.00	1,018,355.00	1,006,135.00	993,070.00	979,160.00
Capitalized Interest		(169,725.83)	(1,018,355.00)	-	-	-	-
	(1)	$ -	$ -	$ 1,206,355.00	$ 1,207,135.00	$ 1,207,070.00	$ 1,207,160.00
Additional Interest	(2)	$ -	$ 78,335.00	$ 78,335.00	$ 77,395.00	$ 76,390.00	$ 75,320.00
Annual Collection Costs	(3)	$ -	$ 40,000.00	$ 40,800.00	$ 41,616.00	$ 42,448.32	$ 43,297.29
Total Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ -**	**$ 118,335.00**	**$ 1,325,490.00**	**$ 1,326,146.00**	**$ 1,325,908.32**	**$ 1,325,777.29**

Major Improvement Area							
Annual Installment Due		**1/31/2026[a]**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ -	$ -	$ -	$ 32,000.00	$ 34,000.00	$ 35,000.00
Interest		23,730.00	142,380.00	142,380.00	142,380.00	140,140.00	137,760.00
Capitalized Interest		(23,730.00)	(142,380.00)	(142,380.00)	-	-	-
	(1)	$ -	$ -	$ -	$ 174,380.00	$ 174,140.00	$ 172,760.00
Additional Interest	(2)	$ -	$ 10,170.00	$ 10,170.00	$ 10,170.00	$ 10,010.00	$ 9,840.00
Annual Collection Costs	(3)	$ -	$ 40,000.00	$ 40,800.00	$ 41,616.00	$ 42,448.32	$ 43,297.29
Total Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ -**	**$ 50,170.00**	**$ 50,970.00**	**$ 226,166.00**	**$ 226,598.32**	**$ 225,897.29**

Footnotes:

[a] Capitalized Interest for months from bond issuance to 9/15/2026.

EXHIBIT D – SOURCES AND USES OF FUNDS

	Privately Funded	Improvement Area #1	Major Improvement Area	Total
Sources of Funds				
Improvement Area #1 Bonds	$ -	$ 15,667,000		$ 15,667,000
Major Improvement Area Bonds	-		2,034,000	2,034,000
Developer Contribution - Private Improvements[a]	7,351,636	-	-	7,351,636
Developer Contribution - Non-Assessed Property[d]	41,991	-	-	41,991
Developer Contribution - Offsite Benefited Property[e]	24,852	-	-	24,852
Developer Contribution - Major Improvements[a]	-	-	-	-
Developer Contribution - Improvement Area #1 Improvements[a]	-	-	-	-
Total Sources of Funds	**$ 7,418,478**	**$ 15,667,000**	**$ 2,034,000**	**$ 25,119,478**
Uses of Funds				
Major Improvements	$ -	$ 879,764	$ 1,317,595	$ 2,197,359
Improvement Area #1 Improvements	-	10,820,776	-	10,820,776
Non-Assessed Property	41,991	-	-	41,991
Offsite Benefited Property	24,852	-	-	24,852
Private Improvements[a]	7,351,636	-	-	7,351,636
	$ 7,418,478	$ 11,700,540	$ 1,317,595	$ 20,436,613
Bond Issuance Costs [b]				
Debt Service Reserve Fund	$ -	$ 1,249,245	$ 174,380	$ 1,423,625
Capitalized Interest	-	1,188,081	308,490	1,496,571
Underwriter Discount[c]	-	470,010	61,020	531,030
Cost of Issuance	-	1,019,124	132,515	1,151,639
	$ -	$ 3,926,460	$ 676,405	$ 4,602,865
Other Costs [b]				
Deposit to Administrative Fund	$ -	$ 40,000	$ 40,000	$ 80,000
	$ -	$ 40,000	$ 40,000	$ 80,000
Total Uses of Funds	**$ 7,418,478**	**$ 15,667,000**	**$ 2,034,000**	**$ 25,119,478**

Footnotes:

[a] Costs are not reimbursable to the Developer through Assessments or the issuance of PID Bonds.
[b] Preliminary estimates only and subject to change upon the issuance of PID Bonds.
[c] Includes the fee of counsel to the Underwriter.
[d] The Developer has agreed to pay for the allocable share of the Actual Costs of these Authorized Improvement that benefit the Non-Assessed Property; non-reimbursable to the Developer from the collection of Annual Installment or PID Bonds.
[e] The Developer has agreed to pay for the allocable share of the Actual Costs of these Authorized Improvement that benefit the Offsite Benefited Property; non-reimbursable to the Developer from the collection of Annual Installment or PID Bonds.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units[a]	Appraised Value[b]		Estimated Buildout Value[a]		Assessment		Average Annual Installment		PID TRE
		Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	
Improvement Area #1										
Lot Type 1	221	$ 98,704	$ 21,813,601	$ 475,000	$ 104,975,000	$ 46,265.62	$ 10,224,702	$ 3,792.60	$ 838,164	$ 0.7984
Lot Type 2	65	$ 152,832	$ 9,934,088	$ 675,000	$ 43,875,000	$ 65,745.88	$ 4,273,482	$ 5,389.48	$ 350,316	$ 0.7984
Lot Type 3	15	$ 189,221	$ 2,838,311	$ 800,000	$ 12,000,000	$ 77,921.04	$ 1,168,816	$ 6,387.53	$ 95,813	$ 0.7984
Improvement Area #1 Subtotal	**301**		**$ 34,586,000**		**$ 160,850,000**		**$ 15,667,000**		**$ 1,284,293**	**$ 0.7984**
Major Improvement Area Subtotal	**348**		**$ 16,359,800**		**$ 240,900,000**		**$ 2,034,000**		**$ 226,080**	**$ 0.0938**
Total	**649**		**$ 50,945,800**		**$ 401,750,000**		**$ 17,701,000**			

Footnotes:

[a] As provided in the Developer model dated 03/30/2026.

[b] Based on the appraisal dated 05/20/2025.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027[b]
134621	Improvement Area #1 Initial Parcel	$ 806,250.72	$ 6,089.72
134638	Improvement Area #1 Initial Parcel	$ 3,866,451.82	$ 29,203.84
365625	Improvement Area #1 Initial Parcel	$ 5,021,409.68	$ 37,927.40
365629	Improvement Area #1 Initial Parcel	$ 5,972,887.78	$ 45,114.04
134732	Non-Benefited Property	$ -	$ -
365626	Non-Benefited Property	$ -	$ -
Total		**$ 15,667,000.00**	**$ 118,335.00**

Footnotes:

[a] The Assessment and Annual Installment have initially been allocated between all Property IDs within Improvement Area #1 pro rata based on acreage as reported by Grayson Central Appraisal District. Future allocation of the Assessment will be done in accordance with **Section VI** of this Service and Assessment Plan.

[b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Reserve Fund[d]	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2026 [c]	$ -	$ 169,725.83	$ (169,725.83)	$ -	$ -	$ -	$ -
2027	$ -	$ 1,018,355.00	$ (1,018,355.00)	$ -	$ 78,335.00	$ 40,000.00	$ 118,335.00
2028	$ 188,000.00	$ 1,018,355.00	$ -	$ -	$ 78,335.00	$ 40,800.00	$ 1,325,490.00
2029	$ 201,000.00	$ 1,006,135.00	$ -	$ -	$ 77,395.00	$ 41,616.00	$ 1,326,146.00
2030	$ 214,000.00	$ 993,070.00	$ -	$ -	$ 76,390.00	$ 42,448.32	$ 1,325,908.32
2031	$ 228,000.00	$ 979,160.00	$ -	$ -	$ 75,320.00	$ 43,297.29	$ 1,325,777.29
2032	$ 243,000.00	$ 964,340.00	$ -	$ -	$ 74,180.00	$ 44,163.24	$ 1,325,683.24
2033	$ 259,000.00	$ 948,545.00	$ -	$ -	$ 72,965.00	$ 45,046.50	$ 1,325,556.50
2034	$ 277,000.00	$ 931,710.00	$ -	$ -	$ 71,670.00	$ 45,947.43	$ 1,326,327.43
2035	$ 295,000.00	$ 913,705.00	$ -	$ -	$ 70,285.00	$ 46,866.38	$ 1,325,856.38
2036	$ 315,000.00	$ 894,530.00	$ -	$ -	$ 68,810.00	$ 47,803.71	$ 1,326,143.71
2037	$ 336,000.00	$ 874,055.00	$ -	$ -	$ 67,235.00	$ 48,759.78	$ 1,326,049.78
2038	$ 359,000.00	$ 852,215.00	$ -	$ -	$ 65,555.00	$ 49,734.98	$ 1,326,504.98
2039	$ 383,000.00	$ 828,880.00	$ -	$ -	$ 63,760.00	$ 50,729.68	$ 1,326,369.68
2040	$ 408,000.00	$ 803,985.00	$ -	$ -	$ 61,845.00	$ 51,744.27	$ 1,325,574.27
2041	$ 436,000.00	$ 777,465.00	$ -	$ -	$ 59,805.00	$ 52,779.16	$ 1,326,049.16
2042	$ 465,000.00	$ 749,125.00	$ -	$ -	$ 57,625.00	$ 53,834.74	$ 1,325,584.74
2043	$ 497,000.00	$ 718,900.00	$ -	$ -	$ 55,300.00	$ 54,911.43	$ 1,326,111.43
2044	$ 531,000.00	$ 686,595.00	$ -	$ -	$ 52,815.00	$ 56,009.66	$ 1,326,419.66
2045	$ 567,000.00	$ 652,080.00	$ -	$ -	$ 50,160.00	$ 57,129.85	$ 1,326,369.85
2046	$ 605,000.00	$ 615,225.00	$ -	$ -	$ 47,325.00	$ 58,272.45	$ 1,325,822.45
2047	$ 646,000.00	$ 575,900.00	$ -	$ -	$ 44,300.00	$ 59,437.90	$ 1,325,637.90
2048	$ 690,000.00	$ 533,910.00	$ -	$ -	$ 41,070.00	$ 60,626.66	$ 1,325,606.66
2049	$ 737,000.00	$ 489,060.00	$ -	$ -	$ 37,620.00	$ 61,839.19	$ 1,325,519.19
2050	$ 788,000.00	$ 441,155.00	$ -	$ -	$ 33,935.00	$ 63,075.97	$ 1,326,165.97
2051	$ 842,000.00	$ 389,935.00	$ -	$ -	$ 29,995.00	$ 64,337.49	$ 1,326,267.49
2052	$ 899,000.00	$ 335,205.00	$ -	$ -	$ 25,785.00	$ 65,624.24	$ 1,325,614.24
2053	$ 961,000.00	$ 276,770.00	$ -	$ -	$ 21,290.00	$ 66,936.72	$ 1,325,996.72
2054	$ 1,027,000.00	$ 214,305.00	$ -	$ -	$ 16,485.00	$ 68,275.45	$ 1,326,065.45
2055	$ 1,097,000.00	$ 147,550.00	$ -	$ -	$ 11,350.00	$ 69,640.96	$ 1,325,540.96
2056	$ 1,173,000.00	$ 76,245.00	$ -	$ (1,249,245.00)	$ 5,865.00	$ 71,033.78	$ 76,898.78
Total	**$ 15,667,000.00**	**$ 20,876,190.83**	**$ (1,188,080.83)**	**$ (1,249,245.00)**	**$ 1,592,805.00**	**$ 1,622,723.23**	**$ 37,321,393.23**

Footnotes:

[a] Interest is calculated at a 6.50% rate for illustrative purposes and subject to change upon pricing.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] No Assessment collected in 2026 and capitalized interest is to be used for the 9/15/2026 debt service payment.

[d] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

EXHIBIT G-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027[b]
134732	Major Improvement Area Initial Parcel	$ 1,318,269.68	$ 32,516.02
365626	Major Improvement Area Initial Parcel	$ 715,730.32	$ 17,653.98
365625	Non-Benefited Property	$ -	$ -
365629	Non-Benefited Property	$ -	$ -
Total		**$ 2,034,000.00**	**$ 50,170.00**

Footnotes:

[a] The Assessment and Annual Installment have initially been allocated between all Property IDs within the Major Improvement Area pro rata based on acreage as reported by Grayson Central Appraisal District. Future allocation of the Assessment will be done in accordance with **Section VI** of this Service and Assessment Plan.

[b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

EXHIBIT G-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Reserve Fund[d]	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2026[c]	$ -	$ 23,730.00	$ (23,730.00)	$ -	$ -	$ -	$ -
2027	$ -	$ 142,380.00	$ (142,380.00)	$ -	$ 10,170.00	$ 40,000.00	$ 50,170.00
2028	$ -	$ 142,380.00	$ (142,380.00)	$ -	$ 10,170.00	$ 40,800.00	$ 50,970.00
2029	$ 32,000.00	$ 142,380.00	$ -	$ -	$ 10,170.00	$ 41,616.00	$ 226,166.00
2030	$ 34,000.00	$ 140,140.00	$ -	$ -	$ 10,010.00	$ 42,448.32	$ 226,598.32
2031	$ 35,000.00	$ 137,760.00	$ -	$ -	$ 9,840.00	$ 43,297.29	$ 225,897.29
2032	$ 37,000.00	$ 135,310.00	$ -	$ -	$ 9,665.00	$ 44,163.24	$ 226,138.24
2033	$ 39,000.00	$ 132,720.00	$ -	$ -	$ 9,480.00	$ 45,046.50	$ 226,246.50
2034	$ 41,000.00	$ 129,990.00	$ -	$ -	$ 9,285.00	$ 45,947.43	$ 226,222.43
2035	$ 43,000.00	$ 127,120.00	$ -	$ -	$ 9,080.00	$ 46,866.38	$ 226,066.38
2036	$ 45,000.00	$ 124,110.00	$ -	$ -	$ 8,865.00	$ 47,803.71	$ 225,778.71
2037	$ 48,000.00	$ 120,960.00	$ -	$ -	$ 8,640.00	$ 48,759.78	$ 226,359.78
2038	$ 50,000.00	$ 117,600.00	$ -	$ -	$ 8,400.00	$ 49,734.98	$ 225,734.98
2039	$ 53,000.00	$ 114,100.00	$ -	$ -	$ 8,150.00	$ 50,729.68	$ 225,979.68
2040	$ 56,000.00	$ 110,390.00	$ -	$ -	$ 7,885.00	$ 51,744.27	$ 226,019.27
2041	$ 59,000.00	$ 106,470.00	$ -	$ -	$ 7,605.00	$ 52,779.16	$ 225,854.16
2042	$ 63,000.00	$ 102,340.00	$ -	$ -	$ 7,310.00	$ 53,834.74	$ 226,484.74
2043	$ 66,000.00	$ 97,930.00	$ -	$ -	$ 6,995.00	$ 54,911.43	$ 225,836.43
2044	$ 70,000.00	$ 93,310.00	$ -	$ -	$ 6,665.00	$ 56,009.66	$ 225,984.66
2045	$ 74,000.00	$ 88,410.00	$ -	$ -	$ 6,315.00	$ 57,129.85	$ 225,854.85
2046	$ 79,000.00	$ 83,230.00	$ -	$ -	$ 5,945.00	$ 58,272.45	$ 226,447.45
2047	$ 83,000.00	$ 77,700.00	$ -	$ -	$ 5,550.00	$ 59,437.90	$ 225,687.90
2048	$ 88,000.00	$ 71,890.00	$ -	$ -	$ 5,135.00	$ 60,626.66	$ 225,651.66
2049	$ 94,000.00	$ 65,730.00	$ -	$ -	$ 4,695.00	$ 61,839.19	$ 226,264.19
2050	$ 100,000.00	$ 59,150.00	$ -	$ -	$ 4,225.00	$ 63,075.97	$ 226,450.97
2051	$ 106,000.00	$ 52,150.00	$ -	$ -	$ 3,725.00	$ 64,337.49	$ 226,212.49
2052	$ 113,000.00	$ 44,730.00	$ -	$ -	$ 3,195.00	$ 65,624.24	$ 226,549.24
2053	$ 120,000.00	$ 36,820.00	$ -	$ -	$ 2,630.00	$ 66,936.72	$ 226,386.72
2054	$ 127,000.00	$ 28,420.00	$ -	$ -	$ 2,030.00	$ 68,275.45	$ 225,725.45
2055	$ 135,000.00	$ 19,530.00	$ -	$ -	$ 1,395.00	$ 69,640.96	$ 225,565.96
2056	$ 144,000.00	$ 10,080.00	$ -	$ (174,380.00)	$ 720.00	$ 71,033.78	$ 51,453.78
Total	**$ 2,034,000.00**	**$ 2,878,960.00**	**$ (308,490.00)**	**$ (174,380.00)**	**$ 203,945.00**	**$ 1,622,723.23**	**$ 6,256,758.23**

Footnotes:

[a] Interest is calculated at a 7.00% rate for illustrative purposes.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] No Assessment collected in 2026 and capitalized interest is to be used for the 9/15/2026 debt service payment.

[d] Assumes the Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

EXHIBIT H-1 – MAPS OF MAJOR IMPROVEMENTS

LEGEND
PROPOSED CONCRETE PAVEMENT
PID BOUNDARY
IMPROVEMENT AREA #1 BOUNDARY
NOTE:
EXACT LAYOUT SUBJECT TO CHANGE BASED ON PRELIMINARY PLAT APPROVAL.
ROADWAY IMPROVEMENTS ARE NOT DRAWN TO SCALE.
CONCRETE PAVEMENT TO BE DESIGNED PER FINAL GEOTECH RECOMMENDATIONS.

EXHIBIT H-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS

LEGEND
PROPOSED 8" TRACT 8" WASTEWATER LINE
PROPOSED LIFT STATION
PID BOUNDARY
IMPROVEMENT AREA #1 BOUNDARY
NOTE:
PIPES AND STRUCTURES NOT DRAWN TO SCALE
EXACT LAYOUT SUBJECT TO CHANGE BASED ON PRELIMINARY PLAT APPROVAL

LEGEND
PROPOSED 18 TRACT STORM LINE
PID BOUNDARY
IMPROVEMENT AREA #1 BOUNDARY
NOTE:
• PIPES AND STRUCTURES NOT DRAWN TO SCALE
• EXACT LAYOUT SUBJECT TO CHANGE BASED ON PRELIMINARY PLAT APPROVAL

LEGEND
PROPOSED CONCRETE PAVEMENT
PID BOUNDARY
IMPROVEMENT AREA #1 BOUNDARY
NOTE:
EXACT LAYOUT SUBJECT TO CHANGE BASED ON PRELIMINARY PLAT APPROVAL.
CONCRETE PAVEMENT TO BE DESIGNED PER FINAL GEOTECH RECOMMENDATIONS.

EXHIBIT I – FORM OF NOTICE OF ASSESSMENT TERMINATION

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

[Date]
Grayson County Clerk's Office
Honorable [County Clerk]
100 W Houston St #17
Sherman, Texas 75090

Re: City of Gunter Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

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

City of Gunter
Attn: City Secretary
105 N 4th Street
Gunter, Texas 75058

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

Sincerely,
[Signature]

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

AFTER RECORDING RETURN TO:

[City Secretary Name]
105 N 4TH STREET
GUNTER, TEXAS 75058

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
§ **KNOWN ALL MEN BY THESE PRESENTS:**
COUNTY OF GRAYSON §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Gunter, Texas, a Texas general law municipality (the "City").

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City, Texas is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the City; and

WHEREAS, on September 18, 2025, the City Council of the City approved Resolution No. 2025-09-18-2 creating the Taylor Ranch Public Improvement District (the "District"); and

WHEREAS, the District consists of approximately 491.423 contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Grayson County, Texas; and

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

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

and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

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

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF GUNTER, TEXAS,
A Texas general law municipality,

By: _____
[Manager Name], City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF GRAYSON §

This instrument was acknowledged before me on the ____ day of _____, 20__, by the City Manager for the City of Gunter Texas, a Texas general law municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT J-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

[To be provided at pricing.]

EXHIBIT J-2 – DEBT SERVICE SCHEDULE FOR MAJOR IMPROVEMENT AREA BONDS

[To be provided at pricing.]

EXHIBIT K-1 – DISTRICT BOUNDARY DESCRIPTION

BEING 491.423 ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND OUT OF THE JOSEPH F. MORSE SURVEY, ABSTRACT NO. 823, JAMES CORNELL SURVEY, ABSTRACT NO. 217, AND THE ROBERT MASON SURVEY, ABSTRACT NO. 784, GRAYSON COUNTY, TEXAS, BEING ALL OF A CALLED 264.531 ACRES OF LAND REFERENCED AND DESCRIBED IN THE DEED TO NEW ALPHA HOLDINGS, LLC. DATED OCTOBER 21, 2021, RECORDED IN DOCUMENT NO. 2021-36740, DEED RECORDS OF GRAYSON COUNTY, TEXAS AND ALL OF A CALLED 232.92 ACRES OF LAND REFERENCED AND DESCRIBED IN THE DEED TO TAYLOR MARC IRREVOCABLE TRUST DATED JUNE 13, 2016, RECORDED IN VOLUME 5825, PAGE 837, DEED RECORDS OF GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with cap stamped "Landpoint" set at the Northwest corner of said 264.531 acre tract, same being the Southwest corner of a called 201.368 acre tract, conveyed to Robert L. Taylor and John Taylor, recorded in Document No. 2021-10091, Official Public Records, Grayson County, Texas and in the intersection of Westman Road and Little Elm Creek Road, from which a 1/2-inch iron rod found for an angle point of said 201.368 acre tract, bears North 18°26'38" East, a distance of 2,476.33 feet;

THENCE South 70°54'00" East, with the North line of said 264.531 acre tract, same being the common South line of said 201.368 acre tract and the South right-of-way line of Little Elm Creek Road, a distance of 1,547.01 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set at the Northeast corner of said 264.531 acre tract, same being an angle point of said 201.368 acre tract and in said South right-of-way line;

THENCE with the North line of said 232.92 acre tract, same being the common South line of said 201.368 acre tract and said South right-of-way line, the following five (5) courses and distances:

1. South 70°53'40" East, a distance of 267.75 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;
2. South 77°56'53" East, a distance of 208.00 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;
3. South 82°21'42" East, a distance of 87.50 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;
4. South 88°31'22" East, a distance of 112.41 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;
5. North 83°09'07" East, a distance of 856.32 feet to a ½-inch iron rod found at an angle point of said 232.92 acre tract, same being an angle point in the South line of a called 12.12 acre tract, described in the deed to Kelly D. Wilkins, recorded in Volume 4967, Page 229, Official Public Records, Grayson County, Texas and in said South right-of-way line;

THENCE North 83°05'05" East, with the North line of said 232.92 acre tract, same being the common South line of said 12.12 acre tract and said South right-of-way line, a distance of 235.48 feet to a ½-inch iron rod found at the Northeast corner of said 232.92 acre tract, same being the Northwest corner of a called 232.910 acre tract, described conveyed to William A. Taylor and Laura D. Taylor, recorded in Volume 5894, Page 70, Official Public Records, Grayson County, Texas, in the South line of said 12.12 acre tract and in said South right-of-way line;

THENCE South 09°22'03" West, with the East line of said 232.92 acre tract, same being the common West line of said 232.910 acre tract, a distance of 26.04 feet to a calculated point;

THENCE crossing through said 232.92 acre tract the following three (3) courses and distances:

1. South 83°07'37" West, a distance of 617.61 feet to a calculated point;
2. South 06°31'42" East, a distance of 482.61 feet to a calculated point;
3. North 83°28'18" East, a distance of 479.10 feet to a calculated point in the East line of said 232.92 acre tract, same being the common West line of said 232.910 acre tract;

THENCE South 09°22'03" West, with the East line of said 232.92 acre tract, same being the common West line of said 232.910 acre tract, a distance of 2,372.55 feet to a 1/2-inch capped iron rod stamped "Geer 3258" found at an angle point of said 232.92 acre tract, same being an exterior ell corner of said 232.910 acre tract and at the Northwest corner of a called 57.953 acre tract, conveyed to Prestonwood Baptist Church, Inc., recorded in Volume 5404, Page 58, Official Public Records, Grayson County, Texas;

THENCE South 12°49'35" West, along the East line of said 232.92 acre tract, same being the Common West line of said 57.953 acre tract, a distance of 2,971.77 feet, to a mag nail found at the Southeast corner of said 232.92 acre tract, same being the Southwest corner of said 57.953 acre tract, in the North line of a called 30.253 acre tract, conveyed to Express Funding, Inc., recorded in Volume 4854, Page 706, Official Public Records, Grayson County, Texas and in Foy Wallace Road;

THENCE North 88°40'51" West, with the South line of said 232.92 acre tract, same being the common North line of said 30.253 acre tract and said Foy Wallace road, pass a ½-inch iron rod found at the Northwest corner of a called 10.887 acre tract, conveyed to Jacob Yohannan and wife, Jaya Yohannan and Yohannan Chacko, recorded in Volume 4033, Page 138, Official Public Records, Grayson County, Texas, same being the Northeast corner of a called 225.806 acre tract, conveyed to Sutter Investments, LP., recorded in Volume 4003, Page 617, Official Public Records, Grayson County, Texas, at a distance of 1,216.88 feet, continuing along said course in all a total distance of 1,491.87 feet, to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;
THENCE with the South line of said 232.92 acre tract, the common North line of said 225.806 acre tract, and said Foy Wallace Road, the following three (3) courses and distances:

1. North 86°32'32" West, a distance of 209.54 feet, to a mag nail found for corner;
2. South 88°02'28" West, a distance of 125.18 feet, to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

3. South 81°10'50" West, a distance of 119.11 feet, to a mag nail found at the Southwest corner of said 232.92 acre tract, same being the Southeast corner of said 264.531 acre tract and at an angle point of said 225.806 acre tract;

THENCE with the South line of said 264.531 acre tract, the common North line of said 225.806 acre tract and said Foy Wallace Road, the following three (3) courses and distances:

1. South 81°10'18" West, a distance of 53.31 feet, to a mag nail found for corner;

2. South 87°02'26" West, a distance of 167.41 feet, to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

3. North 89°13'52" West, a distance of 673.39 feet, to a mag nail found at the Northeast corner of a called 4.03 acre tract conveyed to Gunter Cemetery Association, Inc., recorded in Volume 4003, Page 617, Official Public Records, Grayson County, Texas;

THENCE North 89°02'01" West, along the South line of said 264.531 acre tract, same being the North line of said 4.03 acre tract and said Foy Wallace Road, a distance of 419.73 feet to a mag nail found at the Northwest corner of said 4.03 acre tract, same being a Northwest corner of said 225.806 acre tract;

THENCE North 89°44'11" West, with the South line of said 264.531 acre tract, same being the common North line of said 225.806 acre tract and said Foy Wallace road, a distance of 730.17 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set at the Southwest corner of said 264.531 acre tract, same being a Northwest corner of said 225.806 acre tract;

THENCE with the West line of said 264.531 acre tract and Westman Road, the following courses and distances:

1. North 17°11'00" East, at a distance of 58.89 feet pass a ½-inch iron rod found, at a distance of 120.51 feet pass a mag nail found, continuing along said course in all a total distance of 1,450.15 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set at the Northeast corner of a called 3.72 acre tract, conveyed to Jennifer J. Reed, recorded in Volume 4217, Page 229, Official Public Records, Grayson County, Texas, same being the Southeast corner of a called 10 acre tract, conveyed to James Chan Wu and Chin Chao Wu, recorded in Volume 5635, Page 866, Official Public Records, Grayson County, Texas;

2. North 17°01'42" East, a distance of 1,569.73 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set at the Northeast corner of a called 3.54 acre tract, conveyed to Martha Hammers, recorded in Volume 4016, Page 23, Official Public Records, Grayson County, Texas, same being the Southeast corner of a called 21.685 acre tract, conveyed to Mohammed Ali Manouchehripour, recorded in Volume 3990, Page 213, Official Public Records, Grayson County, Texas;

3. North 16°58'54" East, a distance of 3,524.75 feet to the POINT OF BEGINNING and containing 491.423 acres of land more or less.

EXHIBIT K-2 – IMPROVEMENT AREA #1 BOUNDARY DESCRIPTION

IMPROVEMENT AREA #1 DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOSEPH F. MORSE SURVEY, ABSTRACT NO. 823, JAMES CORNELL SURVEY, ABSTRACT NO. 217, AND THE ROBERT MASON SURVEY, ABSTRACT NO. 784, GRAYSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 264.531 ACRES OF LAND REFERENCED AND DESCRIBED IN THE DEED TO MM TAYLOR RANCH 469, LLC, RECORDED IN DOCUMENT NO. 2022-22788, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND A PORTION OF A CALLED 232.92 ACRES OF LAND DESCRIBED IN THE DEED TO MM TAYLOR RANCH 469, LLC RECORDED IN DOCUMENT NO. 2022-22769, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 232.92 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 57.953 ACRE TRACT DESCRIBED IN THE DEED TO PRESTONWOOD BAPTIST CHURCH, INC, RECORDED IN VOLUME 5404, PAGE 58, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AND IN THE NORTH LINE OF A CALLED 30.253 ACRE TRACT, CONVEYED TO EXPRESS FUNDING, INC., RECORDED IN VOLUME 4854, PAGE 706, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTERLINE OF FOY WALLACE ROAD (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 88°40'51" WEST, WITH THE SOUTH LINE OF SAID 232.92 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF SAID 30.253 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF SAID FOY WALLACE ROAD, AT 1,216.88 FEET PASS A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 10.887 ACRE TRACT, CONVEYED TO JACOB YOHANNAN AND WIFE, JAYA YOHANNAN AND YOHANNAN CHACKO, RECORDED IN VOLUME 4033, PAGE 138, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF A CALLED 225.806 ACRE TRACT, CONVEYED TO SUTTER INVESTMENTS, LP., RECORDED IN VOLUME 4003, PAGE 617, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 1,491.87 FEET, TO A CALCULATED POINT;

THENCE WITH THE SOUTH LINE OF SAID 232.92 ACRE TRACT, THE COMMON NORTH LINE OF SAID 225.806 ACRE TRACT, AND SAID APPROXIMATE CENTERLINE OF FOY WALLACE ROAD, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 86°32'32" WEST, A DISTANCE OF 209.54 FEET, TO A MAG NAIL FOUND FOR CORNER;
2. SOUTH 88°02'28" WEST, A DISTANCE OF 125.18 FEET, TO A CALCULATED POINT;
3. SOUTH 81°10'50" WEST, A DISTANCE OF 51.89 FEET, TO A CALCULATED POINT;

THENCE CROSSING THROUGH SAID 264.531 ACRE TRACT, AND SAID 232.92 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 08°49'10" WEST, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT;

2. NORTH 13°33'46" EAST, A DISTANCE OF 5,822.98 FEET TO A CALCULATED POINT;

3. NORTH 19°06'20" EAST, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT IN THE NORTH LINE OF SAID 232.92 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 201.368 ACRE TRACT, CONVEYED TO ROBERT L. TAYLOR AND JOHN TAYLOR, RECORDED IN DOCUMENT NO. 2021-10091, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY TEXAS, SAME BEING THE APPROXIMATE CENTERLINE OF LITTLE ELM CREEK ROAD (VARIABLE WIDTH RIGHT OF WAY);

THENCE WITH THE NORTH LINE OF SAID 232.92 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 201.368 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF LITTLE ELM CREEK ROAD, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 70°53'40" EAST, A DISTANCE OF 162.01 FEET TO A CALCULATED POINT;
2. SOUTH 77°56'53" EAST, A DISTANCE OF 208.00 FEET TO A CALCULATED POINT;
3. SOUTH 82°21'42" EAST, A DISTANCE OF 87.50 FEET TO A CALCULATED POINT;
4. SOUTH 88°31'22" EAST, A DISTANCE OF 112.41 FEET TO A CALCULATED POINT;
5. NORTH 83°09'07" EAST, A DISTANCE OF 856.32 FEET TO A 1/2-INCH IRON ROD FOUND;
6. NORTH 83°05'05" EAST, A DISTANCE OF 235.48 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT OF SAID 232.92 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 232.924 ACRE TRACT CONVEYED TO WILLIAM A. TAYLOR AND LAURA D. TAYLOR, RECORDED IN VOLUME 5894, PAGE 70, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AND BEING AN ANGLE POINT IN THE SOUTH LINE OF A CALLED 12.12 ACRE TRACT, DESCRIBED IN THE DEED TO KELLY D. WILKINS, RECORDED IN VOLUME 4967, PAGE 229, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND IN THE CENTERLINE OF LITTLE ELM CREEK ROAD;

THENCE SOUTH 09°22'03" WEST, WITH THE EAST LINE OF SAID 232.92 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 232.924 ACRE TRACT, A DISTANCE OF 26.04 FEET TO A CALCULATED POINT;

THENCE CROSSING THROUGH SAID 232.92 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 83°07'37" WEST, A DISTANCE OF 617.61 FEET TO A CALCULATED POINT;
2. SOUTH 06°31'42" EAST, A DISTANCE OF 482.61 FEET TO A CALCULATED POINT;

3. NORTH 83°28'18" EAST, A DISTANCE OF 479.10 FEET TO A CALCULATED POINT IN THE EAST LINE OF SAID 232.92 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 232.924 ACRE TRACT;

THENCE SOUTH 09°22'03" WEST, WITH THE EAST LINE OF SAID 232.92 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 232.924 ACRE TRACT, A DISTANCE OF 2,372.55 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "GEER 3258" FOUND AT AN ANGLE POINT OF SAID 232.92 ACRE TRACT, SAME BEING AN ANGLE POINT OF SAID 232.924 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 57.953 ACRE TRACT, CONVEYED TO PRESTONWOOD BAPTIST CHURCH, INC., RECORDED IN VOLUME 5404, PAGE 58, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS;

THENCE SOUTH 12°49'35" WEST, ALONG THE EAST LINE OF SAID 232.92 ACRE TRACT, SAME BEING THE COMMON WEST LINE OF SAID 57.953 ACRE TRACT, A DISTANCE OF 2,971.77 FEET TO THE POINT OF BEGINNING, CONTAINING 229.792 ACRES (10,009,765 SQ. FT.) OF LAND, MORE OR LESS.

EXHIBIT K-3 – MAJOR IMPROVEMENT AREA BOUNDARY DESCRIPTION

FUTURE IMPROVEMENT AREA DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOSEPH F. MORSE SURVEY, ABSTRACT NO. 823, JAMES CORNELL SURVEY, ABSTRACT NO. 217, AND THE ROBERT MASON SURVEY, ABSTRACT NO. 784, GRAYSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 264.531 ACRES OF LAND REFERENCED AND DESCRIBED IN THE DEED TO MM TAYLOR RANCH 469, LLC, RECORDED IN DOCUMENT NO. 2022-22788, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND A PORTION OF A CALLED 232.92 ACRES OF LAND DESCRIBED IN THE DEED TO MM TAYLOR RANCH 469, LLC RECORDED IN DOCUMENT NO. 2022-22769, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID 264.531 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 201.368 ACRE TRACT, CONVEYED TO ROBERT L. TAYLOR AND JOHN TAYLOR, RECORDED IN DOCUMENT NO. 2021-10091, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND IN THE APPROXIMATE CENTERLINE OF LITTLE ELM CREEK ROAD (VARIABLE WIDTH RIGHT OF WAY), FROM WHICH A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT OF SAID 201.368 ACRE TRACT, BEARS NORTH 18°26'38" EAST, A DISTANCE OF 2,476.33 FEET;

THENCE SOUTH 70°54'00" EAST, WITH THE NORTH LINE OF SAID 264.531 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 201.368 ACRE TRACT, A DISTANCE OF 1,547.01 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID 264.531 ACRE TRACT, SAME BEING AN ANGLE POINT OF SAID 201.368 ACRE TRACT AND IN SAID APPROXIMATE CENTERLINE OF LITTLE ELM CREEK ROAD;

THENCE SOUTH 70°53'40" EAST, WITH THE NORTH LINE OF SAID 232.92 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 201.368 ACRE TRACT, AND THE APPROXIMATE CENTERLINE OF LITTLE ELM CREEK ROAD, A DISTANCE OF 105.74 FEET TO A CALCULATED POINT;

THENCE CROSSING THROUGH SAID 264.531 ACRE TRACT, AND SAID 232.92 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 19°06'20" WEST, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT;

2. SOUTH 13°33'46" WEST, A DISTANCE OF 5,822.98 FEET TO A CALCULATED POINT;

3. SOUTH 08°49'10" EAST, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT IN THE SOUTH LINE OF SAID 264.531 ACRE TRACT, SAME BEING THE NORTH LINE OF A CALLED 225.806 ACRE TRACT CONVEYED TO SUTTER INVESTMENTS, L.P., RECORDED IN VOLUME 4003, PAGE 617, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND IN THE APPROXIMATE CENTERLINE OF FOY WALLACE ROAD (VARIABLE WIDTH RIGHT OF WAY);

THENCE WITH THE SOUTH LINE OF SAID 264.531 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 225.806 ACRE TRACT, AND THE NORTH LINE OF A CALLED 4.03 ACRE TRACT CONVEYED TO GUNTER CEMETERY ASSOCIATION INC, RECORDED IN VOLUME 1617, PAGE 207, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY TEXAS, AND THE APPROXIMATE CENTERLINE OF FOY WALLACE ROAD, THE FOLLOWING COURSES AND DISTANCES;

1. SOUTH 81°10'50" WEST, A DISTANCE OF 67.22 FEET TO A MAG NAIL FOUND;

2. SOUTH 81°10'18" WEST, A DISTANCE OF 53.31 FEET TO A MAG NAIL FOUND;

3. SOUTH 87°02'26" WEST, A DISTANCE OF 167.41 FEET TO A CALCULATED POINT;

4. NORTH 89°13'52" WEST, A DISTANCE OF 673.39 FEET TO A MAG NAIL FOUND;

5. NORTH 89°02'01" WEST, A DISTANCE OF 419.73 FEET TO A MAG NAIL FOUND;

6. NORTH 89°44'11" WEST, A DISTANCE OF 730.17 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID 264.531 ACRE TRACT, SAME BEING A NORTHWEST CORNER OF SAID 225.806 ACRE TRACT, AND IN THE INTERSECTION OF SAID FOY WALLACE ROAD AND WESTMAN ROAD (VARIABLE WIDTH RIGHT OF WAY);

THENCE WITH THE WEST LINE OF SAID 264.531 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF WESTMAN ROAD, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 17°11'00" EAST, A DISTANCE OF 1,450.15 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF A CALLED 3.72 ACRE TRACT, CONVEYED TO JENNIFER J. REED, RECORDED IN VOLUME 4217, PAGE 229, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A CALLED 10 ACRE TRACT, CONVEYED TO JAMES CHAN WU AND CHIN CHAO WU, RECORDED IN VOLUME 5635, PAGE 866, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS;

2. NORTH 17°01'42" EAST, A DISTANCE OF 1,569.73 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF A CALLED 3.54 ACRE TRACT, CONVEYED TO MARTHA HAMMERS, RECORDED IN VOLUME 4016, PAGE 23, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A CALLED 21.685 ACRE TRACT, CONVEYED TO MOHAMMED ALI MANOUCHEHRIPOUR, RECORDED IN VOLUME 3990, PAGE 213, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS;

THENCE WITH THE SOUTH LINE OF SAID 264.531 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 225.806 ACRE TRACT, AND THE NORTH LINE OF A CALLED 4.03 ACRE TRACT CONVEYED TO GUNTER CEMETERY ASSOCIATION INC, RECORDED IN VOLUME 1617, PAGE 207, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY TEXAS, AND THE APPROXIMATE CENTERLINE OF FOY WALLACE ROAD, THE FOLLOWING COURSES AND DISTANCES;

1. SOUTH 81°10'50" WEST, A DISTANCE OF 67.22 FEET TO A MAG NAIL FOUND;

2. SOUTH 81°10'18" WEST, A DISTANCE OF 53.31 FEET TO A MAG NAIL FOUND;

3. SOUTH 87°02'26" WEST, A DISTANCE OF 167.41 FEET TO A CALCULATED POINT;

4. NORTH 89°13'52" WEST, A DISTANCE OF 673.39 FEET TO A MAG NAIL FOUND;

5. NORTH 89°02'01" WEST, A DISTANCE OF 419.73 FEET TO A MAG NAIL FOUND;

6. NORTH 89°44'11" WEST, A DISTANCE OF 730.17 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID 264.531 ACRE TRACT, SAME BEING A NORTHWEST CORNER OF SAID 225.806 ACRE TRACT, AND IN THE INTERSECTION OF SAID FOY WALLACE ROAD AND WESTMAN ROAD (VARIABLE WIDTH RIGHT OF WAY);

THENCE WITH THE WEST LINE OF SAID 264.531 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF WESTMAN ROAD, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 17°11'00" EAST, A DISTANCE OF 1,450.15 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF A CALLED 3.72 ACRE TRACT, CONVEYED TO JENNIFER J. REED, RECORDED IN VOLUME 4217, PAGE 229, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A CALLED 10 ACRE TRACT, CONVEYED TO JAMES CHAN WU AND CHIN CHAO WU, RECORDED IN VOLUME 5635, PAGE 866, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS;

2. NORTH 17°01'42" EAST, A DISTANCE OF 1,569.73 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF A CALLED 3.54 ACRE TRACT, CONVEYED TO MARTHA HAMMERS, RECORDED IN VOLUME 4016, PAGE 23, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A CALLED 21.685 ACRE TRACT, CONVEYED TO MOHAMMED ALI MANOUCHEHRIPOUR, RECORDED IN VOLUME 3990, PAGE 213, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS;

3. NORTH 16°58'54" EAST, A DISTANCE OF 3,524.75 FEET TO THE POINT OF BEGINNING, CONTAINING 261.631 ACRES (11,396,668 SQ. FT.) OF LAND, MORE OR LESS.

APPENDIX A – ENGINEER'S REPORT

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KFM
ENGINEERING & DESIGN

OPINION OF PROBABLE COST

Project Name: Taylor Ranch
Client Name: Centurion American
City: Gunter, Grayson County, Texas

Date: March 26, 2026
Project Number: 01.0028.074
Acreage: 497.5
Lots: 301

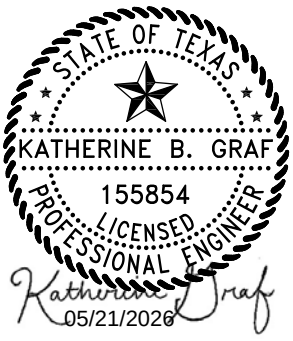
TAYLOR RANCH PID OPC SUMMARY

	PID Direct Single Family Phase 1	Private Single Family Phase 1	Master Infrastructure	TOTAL
Water (Single Family)	$ 950,909	$ -	$ 472,804	$ 1,423,713
Wastewater (Single Family)	$ 2,491,961	$ -	$ -	$ 2,491,961
Storm Drain System Cost	$ 1,796,082	$ -	$ -	$ 1,796,082
Roadway and Paving Cost	$ 4,153,991	$ -	$ 417,867	$ 4,571,858
Dry Utility Cost	$ -	$ 451,500	$ -	$ 451,500
Earthwork and E&S Cost	$ 268,464	$ 1,694,800	$ 382,548	$ 2,345,812
SUM OF CONSTRUCTION COSTS	**$ 9,661,407**	**$ 2,146,300**	**$ 1,273,219**	**$ 13,080,926**
Contingency	$ -	$ -	$ -	$ -
SUB-TOTAL	**$ 9,661,407**	**$ 2,146,300**	**$ 1,273,219**	**$ 13,080,926**
Engineer, Survey Fees	$ 676,298	$ 171,704	$ 101,858	$ 949,860
CM/PM & Material Testing Fees (2%)	$ 193,228	$ 42,926	$ 25,464	$ 261,619
Inspection Fee, Bonds, etc.	$ 289,842	$ 107,315	$ 63,661	$ 460,818
District Formation Fees	$ -	$ -	$ 800,000	$ 800,000
TOTAL COST:	**$ 10,820,776**	**$ 2,468,245**	**$ 2,264,202**	**$ 15,553,222**

Assumptions:

- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter & Grayson County or additional governing authorities.
- This OPC is based on the construction drawings for Taylor Ranch dated July 2023.
- This OPC does not include costs for Landscape & Hardscape cost.
- Wastewater pipe sizes are based off of minimum allowable slope to provide a minimum velocity of 2 fps.
- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter or additional governing authorities.
- This OPC does not include Regional Utility costs.
- This OPC does not account for impact fee credits, these will be finalized in Mustang SUD NSA discussions.

This Engineer's opinion of probable cost is made on the basis of the Engineer's experience and best judgment as a design professional. This opinion of probable cost does not include city fees; such as easement acquisition, permits, and application fees among others. It must be recognized that any evaluation of work to be performed to construct this project must be by necessity and is speculative in nature until completion of its actual detailed design. In addition the Engineer has no control over the cost of labor, materials or services to be furnished by others or over market conditions. Accordingly, Knight, Fowler & Millsap, LLC. cannot guarantee that actual costs will not vary from the opinions expressed herein.



KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST

Project Name: Taylor Ranch
Client Name: Centurion American
City: Gunter, Grayson County, Texas

Date: March 26, 2026
Project Number: 01.0028.074
Acreage: 497.5
Lots: 301

PID DIRECT CONSTRUCTION COST ESTIMATE
TAYLOR RANCH - SINGLE FAMILY PHASE 1

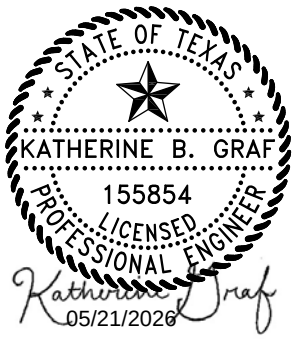
Water System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. WATER LINE	LF	13,825	$42.00	$580,650.00
8" GATE VALVE & BOX	EA	60	$2,000.00	$120,000.00
12" GATE VALVE & BOX	EA	2	$4,600.00	$9,200.00
8" FLUSH VALVE	EA	1	$7,184.00	$7,184.00
18" STEEL ENCASEMENT	LF	95	$303.00	$28,785.00
FIRE HYDRANT ASSEMBLY (INCLUDES 6" GATE VALVE)	EA	29	$6,500.00	$188,500.00
TESTING (EXCLUDING GEOTECH.)	LF	13,825	$1.00	$13,825.00
TRENCH SAFETY	LF	13,825	$0.20	$2,765.00
			SUB-TOTAL	**$950,909.00**

Note: Water lines include all fittings

Wastewater System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. PIPE SDR 26	LF	12,705	$45.00	$571,725.00
2000 PSI CONCRETE ENCASEMENT	LF	240	$36.00	$8,640.00
4' DIA. WW MANHOLE	EA	46	$7,500.00	$345,000.00
4' DIA. DROP WW MANHOLE	EA	1	$12,000.00	$12,000.00
CLEANOUT	EA	1	$600.00	$600.00
LIFT STATION	EA	1	$1,500,000.00	$1,500,000.00
TESTING (EXCLUDING GEOTECH.)	LF	12,705	$3.00	$38,115.00
TRENCH SAFETY	LF	12,705	$1.25	$15,881.25
			SUB-TOTAL	**$2,491,961.25**



KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST

Storm Drain System Cost

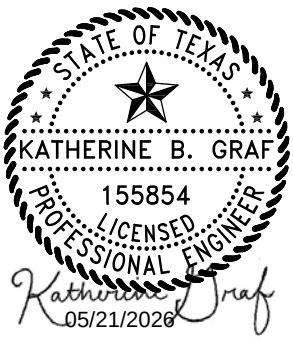
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
18" R.C.P.	LF	1,845	$65.00	$119,925.00
21" R.C.P.	LF	300	$77.00	$23,100.00
24" R.C.P.	LF	3,050	$80.00	$244,000.00
30" R.C.P.	LF	1,035	$105.00	$108,675.00
36" R.C.P.	LF	345	$135.00	$46,575.00
4' X 3' RCB	LF	270	$300.00	$81,000.00
10' x 4' RCB	LF	650	$750.00	$487,500.00
4' DIA STORM MANHOLE	EA	8	$5,500.00	$44,000.00
5' DIA STORM MANHOLE	EA	10	$7,500.00	$75,000.00
6' DIA STORM MANHOLE	EA	1	$9,000.00	$9,000.00
10' CURB INLET	EA	48	$4,500.00	$216,000.00
24" SLOPED HEADWALL	EA	5	$4,500.00	$22,500.00
36" SLOPED HEADWALL	EA	4	$7,000.00	$28,000.00
CUSTOM HEADWALL (5 10' x 4')	EA	4	$47,000.00	$188,000.00
ROCK RIP-RAP	SY	1,000	$85.00	$85,000.00
REMOVE EX. STORM LINE	LF	18	$50.00	$900.00
TESTING & TV INSPECTION	LF	7,514	$2.00	$15,028.00
TRENCH SAFETY	LF	7,514	$0.25	$1,878.50
			SUB-TOTAL	**$1,796,081.50**

Roadway and Paving Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
7" REINFORCED CONCRETE STREET PVMT.	SY	48,145	$50.00	$2,407,250.00
6" LIME-STABILIZED SUBGRADE (INCL. LIME)	SY	51,325	$9.50	$487,587.50
ROADWAY MOISTURE CONDITION SUBGRADE	SY	48,145	$4.50	$216,652.50
CONNECT TO EXISTING CONCRETE PVMT	LF	200	$40.00	$8,000.00
4" CONCRETE SIDEWALK 4000 PSI	SF	111,645	$7.25	$809,426.25
PAVEMENT HEADER	LF	65	$35.00	$2,275.00
BARRIER FREE RAMPS	EA	32	$2,300.00	$73,600.00
STREET BARRICADE	EA	4	$1,600.00	$6,400.00
STREET LIGHT	EA	28	$3,500.00	$98,000.00
STOP SIGN 30" STREET NAME BLADES	EA	15	$1,400.00	$21,000.00
STOP SIGN 36" STREET NAME BLADES	EA	2	$1,500.00	$3,000.00
STREET NAME SIGN	EA	9	$1,200.00	$10,800.00
TRAFFIC HANDLING	EA	2	$5,000.00	$10,000.00
			SUB-TOTAL	**$4,153,991.25**

Dry Utility Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
STREET LIGHT	EA	0	$3,500.00	$0.00
			SUB-TOTAL	**$0.00**



KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST

Earthwork and E&S Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONSTRUCTION ENTRANCE	EA	5	$2,500.00	$12,500.00
CONCRETE WASHOUT (10 X 10)	EA	5	$1,000.00	$5,000.00
INLET PROTECTION	EA	48	$150.00	$7,200.00
ROCK CHECK DAM	EA	12	$1,200.00	$14,400.00
REMOVE EX. GRAVEL ROAD	SF	28,430	$5.00	$142,150.00
REMOVE & DISPOSE OF EXISTING FENCE	LF	5,420	$3.00	$16,260.00
BREACH & DESILT EXISTING PONDS	EA	2	$5,000.00	$10,000.00
SILT FENCE	LF	39325	$1.55	$60,953.75
			SUB-TOTAL	**$268,463.75**

SUMMARY

SUM OF CONSTRUCTION COSTS		$9,661,406.75
CONTINGENCY	0%	$0.00
SUB-TOTAL		**$9,661,406.75**
ENGINEER, SURVEY FEES	7%	$676,298.47
CM/PM & MATERIAL TESTING FEES	2%	$193,228.14
INSPECTION FEE, BONDS, ETC.	3%	$289,842.20
TOTAL CONSTRUCTION COST		**$10,820,775.56**

Assumptions:

- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter & Grayson County or additional governing authorities.
- This OPC is based on the construction drawings for Taylor Ranch dated July 2023.
- This OPC does not include costs for Landscape & Hardscape cost.
- Wastewater pipe sizes are based off of minimum allowable slope to provide a minimum velocity of 2 fps.
- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter or additional governing authorities.
- This OPC does not include Regional Utility costs.
- This OPC does not account for impact fee credits, these will be finalized in Mustang SUD NSA discussions.

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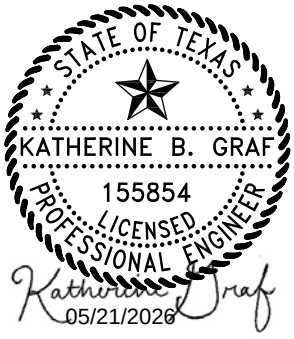


KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST

Project Name: Taylor Ranch
Client Name: Centurion American
City: Gunter, Grayson County, Texas

Date: March 26, 2026
Project Number: 01.0028.074
Acreage: 497.5
Lots: 301

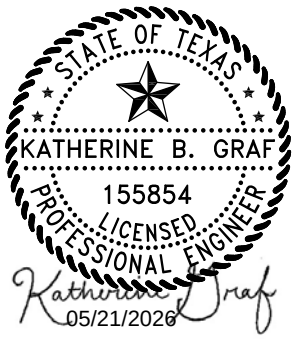
PRIVATE CONSTRUCTION COST ESTIMATE
TAYLOR RANCH - SINGLE FAMILY PHASE 1

Dry Utility Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
DRY UTILITIES	LOT	301	$1,500.00	$451,500.00
GAS SERVICE	LOT	301	$0.00	$0.00
			SUB-TOTAL	**$451,500.00**

Earthwork and E&S Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
PAD MOISTURE CONDITIONING (7' DEPTH)	LOT	301	$3,000.00	$903,000.00
POLY FOR MOISTURE CONDITIONED LOTS	LOT	301	$400.00	$120,400.00
FINAL LOT GRADING	LOT	301	$250.00	$75,250.00
EROSION CONTROL	LOT	301	$350.00	$105,350.00
ROCK GRAVITY WALL (0'-6' HIGH)	LF	8,180	$60.00	$490,800.00
			SUB-TOTAL	**$1,694,800.00**



OPINION OF PROBABLE COST

SUMMARY

SUM OF CONSTRUCTION COSTS		$2,146,300.00
CONTINGENCY	0%	$0.00
SUB-TOTAL		**$2,146,300.00**
ENGINEER, SURVEY FEES	8%	$171,704.00
CM/PM & MATERIAL TESTING FEES	2%	$42,926.00
INSPECTION FEE, BONDS, ETC.	5%	$107,315.00
TOTAL CONSTRUCTION COST		**$2,468,245.00**

Assumptions:

- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter & Grayson County or additional governing authorities.
- This OPC is based on the construction drawings for Taylor Ranch dated July 2023.
- This OPC does not include costs for Landscape & Hardscape cost.
- Wastewater pipe sizes are based off of minimum allowable slope to provide a minimum velocity of 2 fps.
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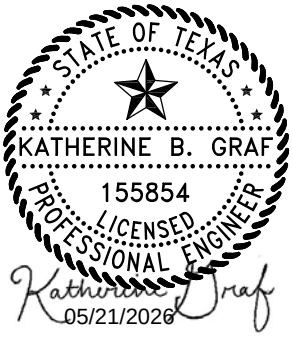


KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST

Project Name: Taylor Ranch
Client Name: Centurion American
City: Gunter, Grayson County, Texas

Date: 3/26/2026
Project Number: 01.0028.074
Acreage: 497.5
Lots: 301

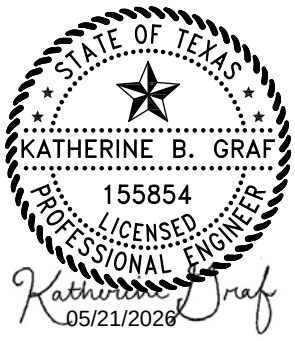
TAYLOR RANCH - MASTER INFRASTRUCTURE

Water System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
12" P.V.C. WATER LINE	LF	4,600	$88.00	$404,800.00
12" GATE VALVE & BOX	EA	2	$4,600.00	$9,200.00
12" PLUG	EA	2	$550.00	$1,100.00
FLUSH VALVE	EA	1	$7,184.00	$7,184.00
FIRE HYDRANT ASSEMBLY (INCLUDES 6" GATE VALVE)	EA	6	$7,500.00	$45,000.00
TESTING (EXCLUDING GEOTECH.)	LF	4,600	$1.00	$4,600.00
TRENCH SAFETY	LF	4,600	$0.20	$920.00
			SUB-TOTAL	**$472,804.00**

Roadway and Paving Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
10" REINFORCED CONCRETE STREET PVMT.	SY	6,200	$58.00	$359,600.00
6" LIME-STABILIZED SUBGRADE (INCL. LIME)	SY	755	$9.50	$7,172.50
ROADWAY MOISTURE CONDITION SUBGRADE	SY	6,000	$4.50	$27,000.00
PAVEMENT HEADER	LF	200	$35.00	$7,000.00
STRIPING - 4" STRIPE	LF	3,540	$1.10	$3,894.00
STREET BARRICADE	EA	2	$1,600.00	$3,200.00
TRAFFIC HANDLING	EA	2	$5,000.00	$10,000.00
			SUB-TOTAL	**$417,866.50**



KFM ENGINEERING & DESIGN

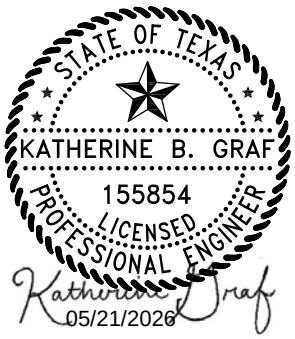
OPINION OF PROBABLE COST

Earthwork and E&S Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CLEARING AND GRUBBING	ACRE	2.3	$2,000.00	$4,600.00
MASS GRADING - EXCAVATION	CY	11,135	$3.25	$36,188.75
BAR DITCH	CY	12720	$4.00	$50,880.00
REMOVE EX. GRAVEL ROAD	SF	51,415	$5.00	$257,075.00
REMOVE & DISPOSE OF EXISTING FENCE	LF	3,555	$3.00	$10,665.00
CONSTRUCTION ENTRANCE	EA	2	$2,500.00	$5,000.00
CONCRETE WASHOUT (10 X 10)	EA	2	$1,000.00	$2,000.00
ROCK CHECK DAM	EA	1	$1,200.00	$1,200.00
TRIANGULAR FILTER DIKE	EA	2	$1,200.00	$2,400.00
SILT FENCE	LF	8090	$1.55	$12,539.50
			SUB-TOTAL	**$382,548.25**

SUMMARY

SUM OF CONSTRUCTION COSTS		$1,273,218.75
CONTINGENCY	0%	$0.00
SUB-TOTAL		**$1,273,218.75**
ENGINEER, SURVEY FEES	8%	$101,857.50
CM/PM & MATERIAL TESTING FEES	2%	$25,464.38
INSPECTION FEE, BONDS, ETC.	5%	$63,660.94
DISTRICT FORMATION FEES		$800,000.00
TOTAL CONSTRUCTION COST		**$2,264,201.56**



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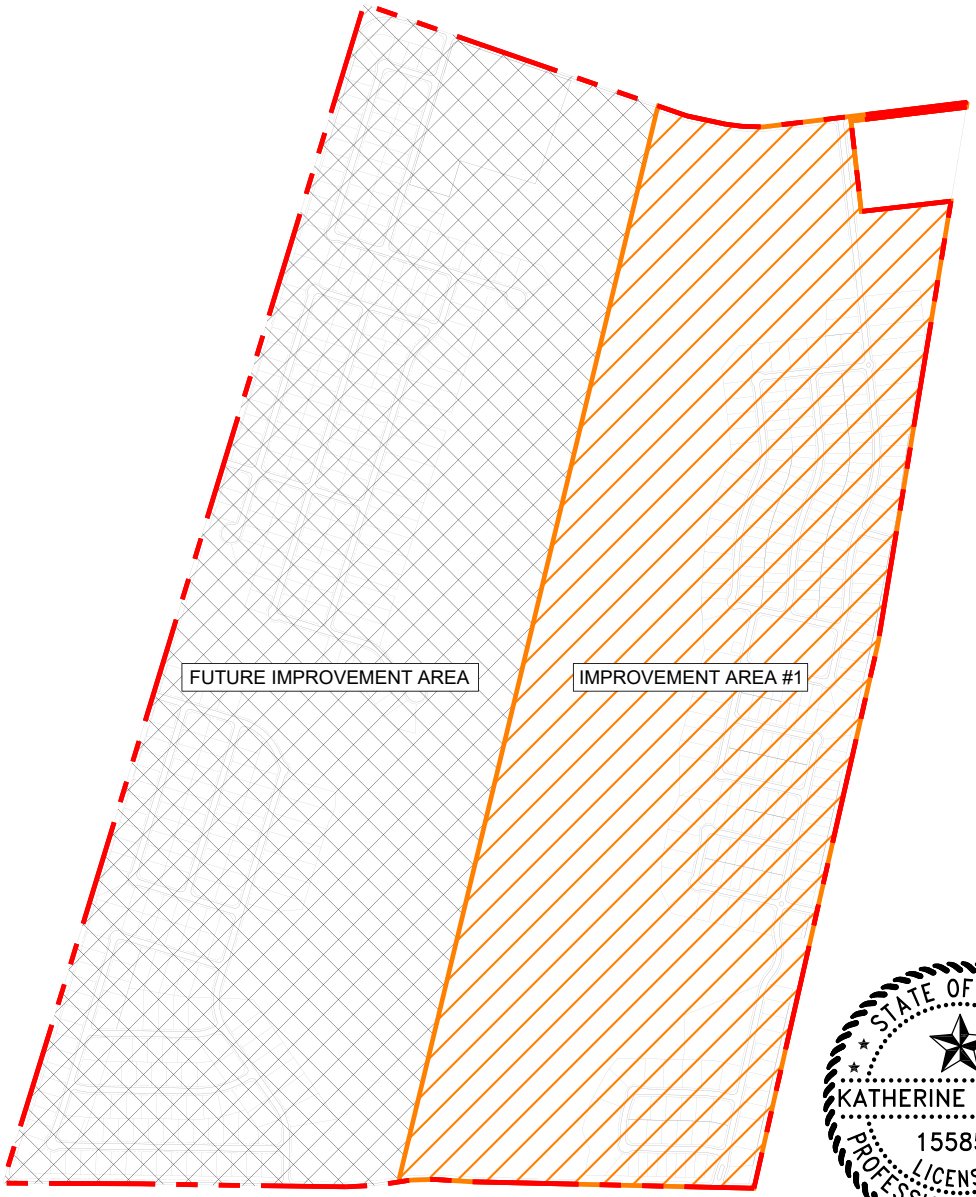
LEGEND

PID BOUNDARY

IMPROVEMENT AREA #1

FUTURE IMPROVEMENT AREA



STATE OF TEXAS
KATHERINE B. GRAF
155854
LICENSED
PROFESSIONAL ENGINEER
05/21/2026

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3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

TITLE

PID BOUNDARY

OVERALL

N

0 450 900

1"=900'

PROJECT

TAYLOR RANCH
GUNTER, TEXAS

CLIENT

CENTURION AMERICAN
FARMERS BRANCH, TEXAS

PROJECT NUMBER:

DATE:
2025/08/08

SHEET:

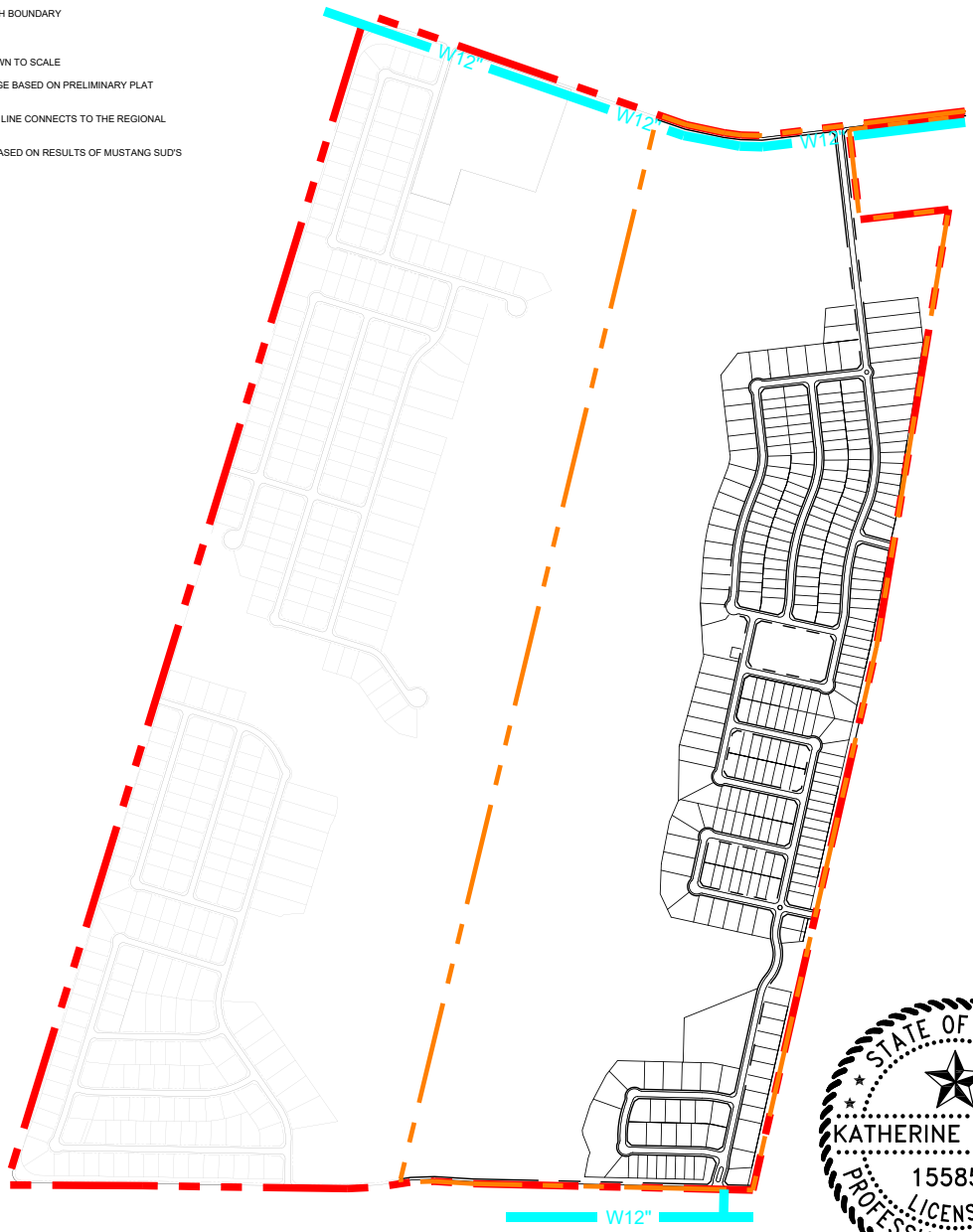
OVERALL

LEGEND

- W — PROPOSED MASTER INFRASTRUCTURE WATER LINE
- PID BOUNDARY
- IMPROVEMENT AREA #1 BOUNDARY
- PLATINUM RANCH BOUNDARY

NOTE:

- PIPES AND STRUCTURES NOT DRAWN TO SCALE
- EXACT LAYOUT SUBJECT TO CHANGE BASED ON PRELIMINARY PLAT APPROVAL.
- MASTER INFRASTRUCTURE WATER LINE CONNECTS TO THE REGIONAL UTILITY SYSTEM.
- LINE SIZES SUBJECT TO CHANGE BASED ON RESULTS OF MUSTANG SUD'S FEASIBILITY STUDY.



STATE OF TEXAS
KATHERINE B. GRAF
155854
LICENSED
PROFESSIONAL ENGINEER
Katherine Graf
05/21/2026

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TBPE #: F-20821
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TITLE

PID WATER
MASTER INFRASTRUCTURE

PROJECT
TAYLOR RANCH
GUNTER, TEXAS

CLIENT
CENTURION AMERICAN
FARMERS BRANCH, TEXAS

N

0 900 1800
1"=1800'

PROJECT NUMBER:
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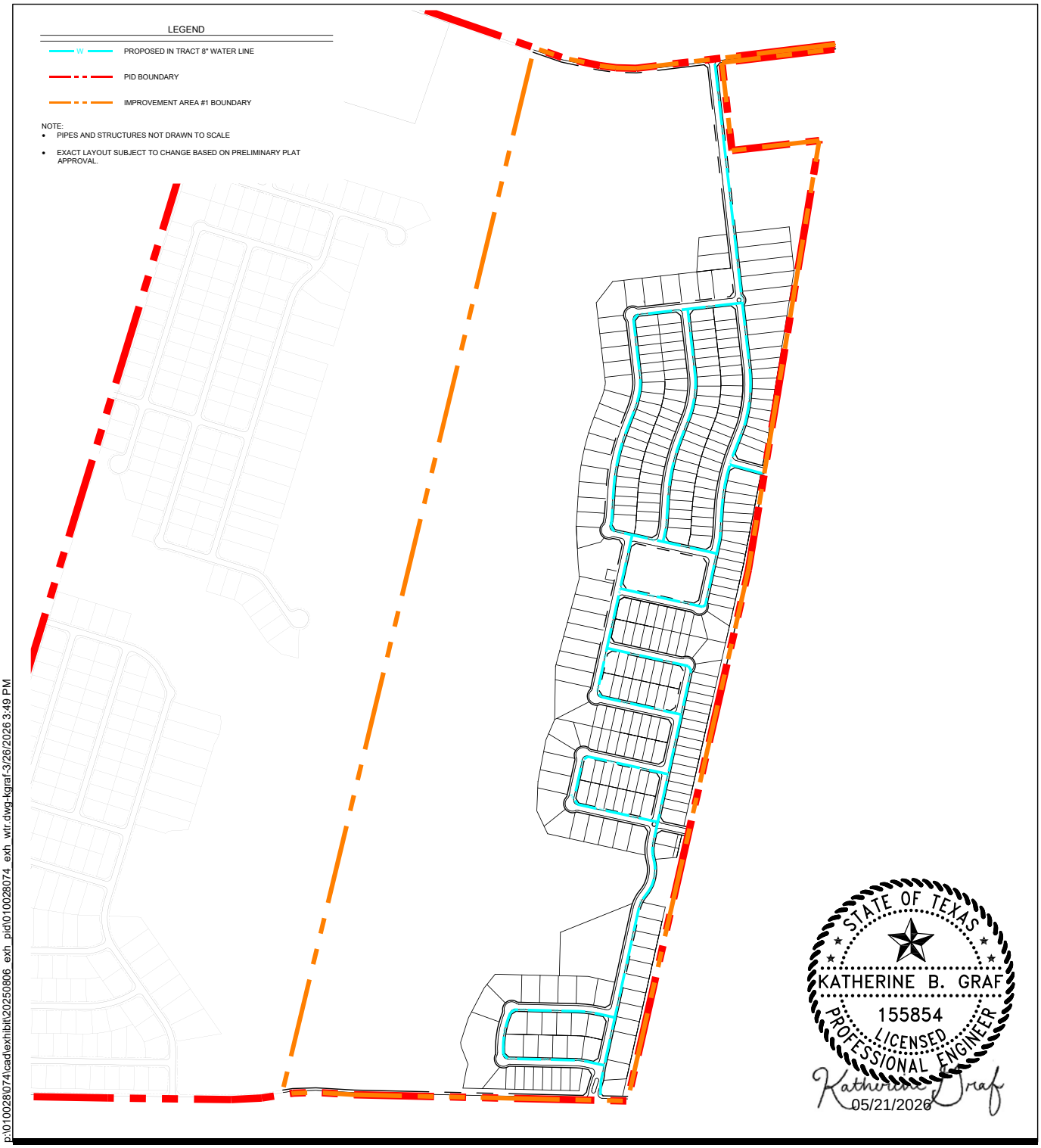
DATE:
2026/03/26

SHEET:
WTR EXH 01



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TBPE #: F-20821
TBPELS #: 10194934

TITLE

PID WATER

IMPROVEMENT AREA #1

PROJECT

TAYLOR RANCH
GUNTER, TEXAS

CLIENT

CENTURION AMERICAN
FARMERS BRANCH, TEXAS

N

0 350 700

1"=700'

PROJECT NUMBER:
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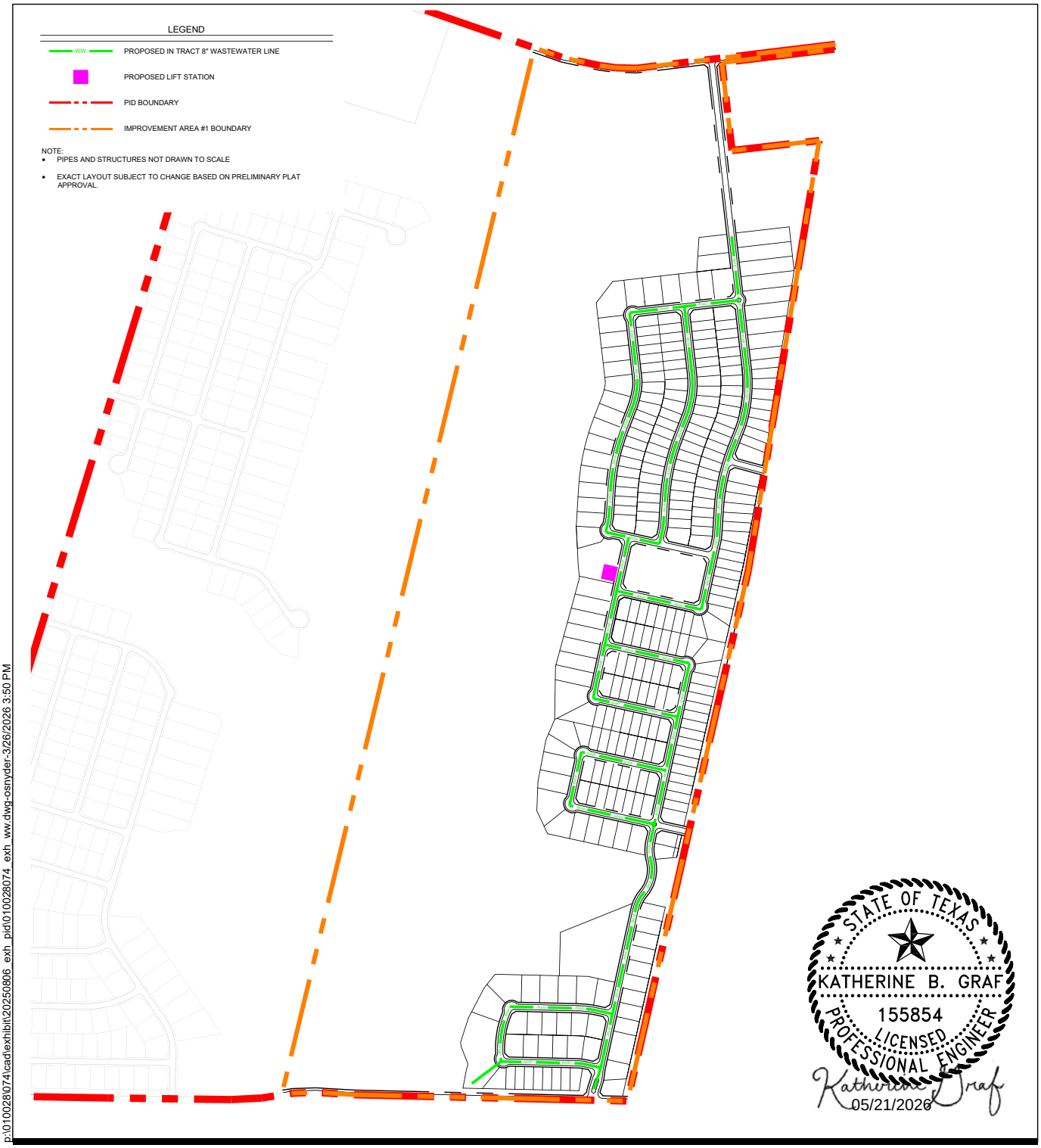
SHEET:

DATE:
2025/09/09

WTR EXH 02



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TBPE #: F-20821
TBPELS #: 10194934

TITLE

PID WASTEWATER

IMPROVEMENT AREA #1

PROJECT

TAYLOR RANCH
GUNTER, TEXAS

CLIENT

CENTURION AMERICAN
FARMERS BRANCH, TEXAS

N

0 350 700

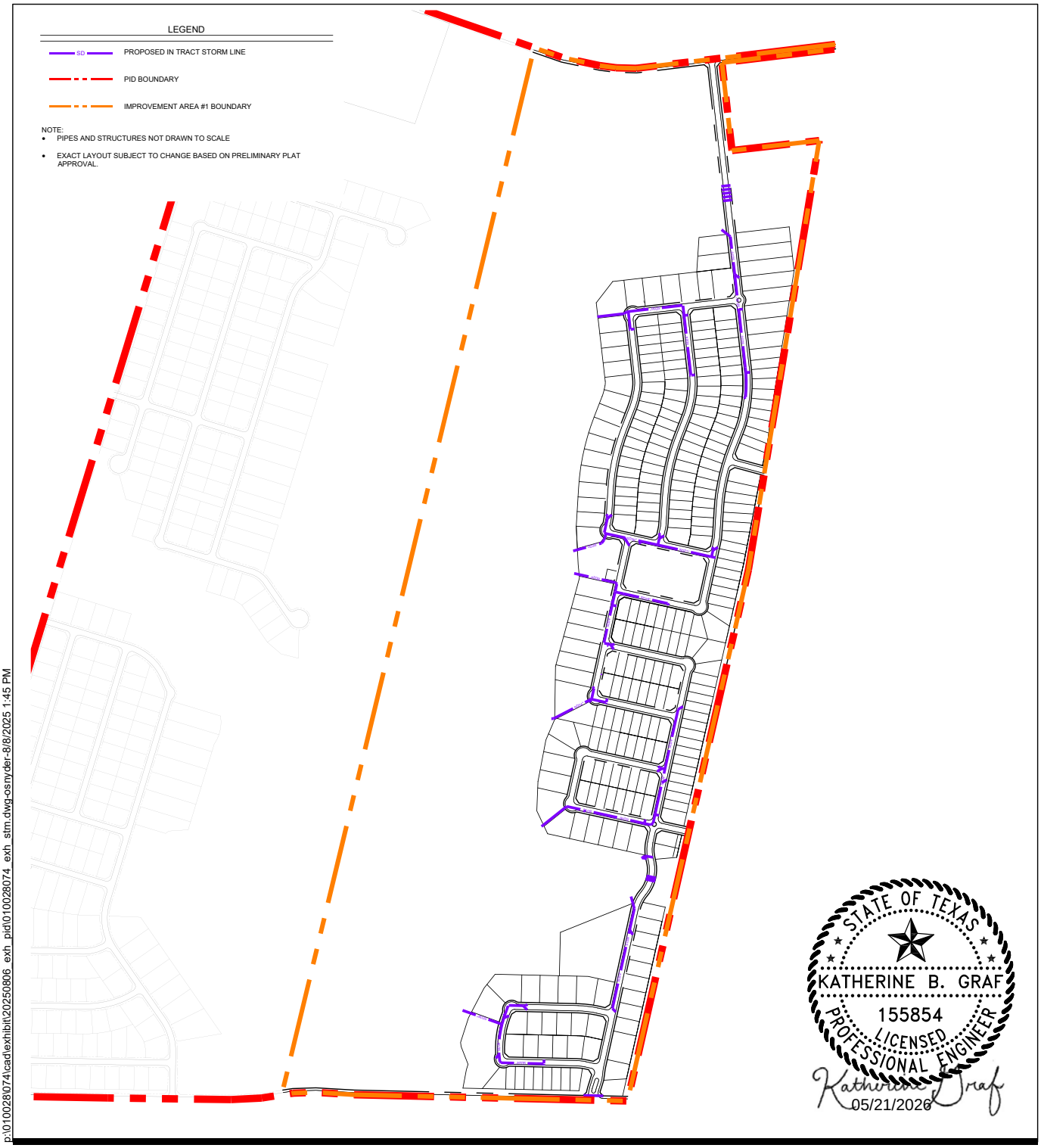
1"=700'

PROJECT NUMBER:
.....

SHEET:

DATE:
2026/03/26

WW EXH 01



STATE OF TEXAS
KATHERINE B. GRAF
155854
LICENSED
PROFESSIONAL ENGINEER
05/21/2026

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PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

TITLE

PID STORM DRAINAGE

IMPROVEMENT AREA #1

PROJECT

TAYLOR RANCH
GUNTER, TEXAS

CLIENT

CENTURION AMERICAN
FARMERS BRANCH, TEXAS

N

0 350 700

1"=700'

PROJECT NUMBER:
.....

SHEET:

DATE:
2025/08/08

STM EXH 01

LEGEND

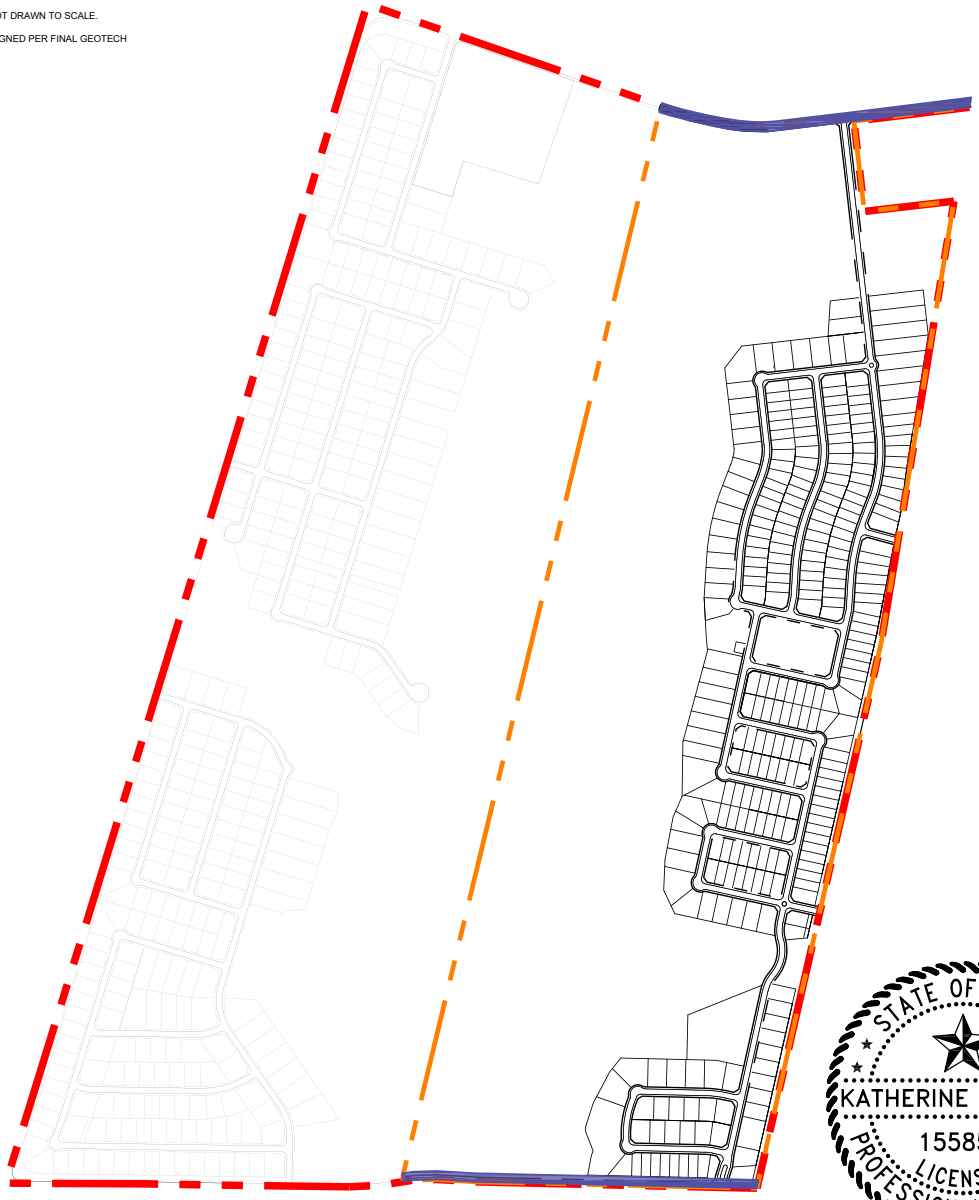
PROPOSED CONCRETE PAVEMENT

PID BOUNDARY

IMPROVEMENT AREA #1 BOUNDARY

NOTE:

- EXACT LAYOUT SUBJECT TO CHANGE BASED ON PRELIMINARY PLAT APPROVAL.
- ROADWAY IMPROVEMENTS ARE NOT DRAWN TO SCALE.
- CONCRETE PAVEMENT TO BE DESIGNED PER FINAL GEOTECH RECOMMENDATIONS.



STATE OF TEXAS
KATHERINE B. GRAF
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LICENSED
PROFESSIONAL ENGINEER
05/21/2026

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DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

TITLE

PID PAVING

MASTER INFRASTRUCTURE

PROJECT

TAYLOR RANCH
GUNTER, TEXAS

CLIENT

CENTURION AMERICAN
FARMERS BRANCH, TEXAS

N

0 450 900

1"=900'

PROJECT NUMBER:
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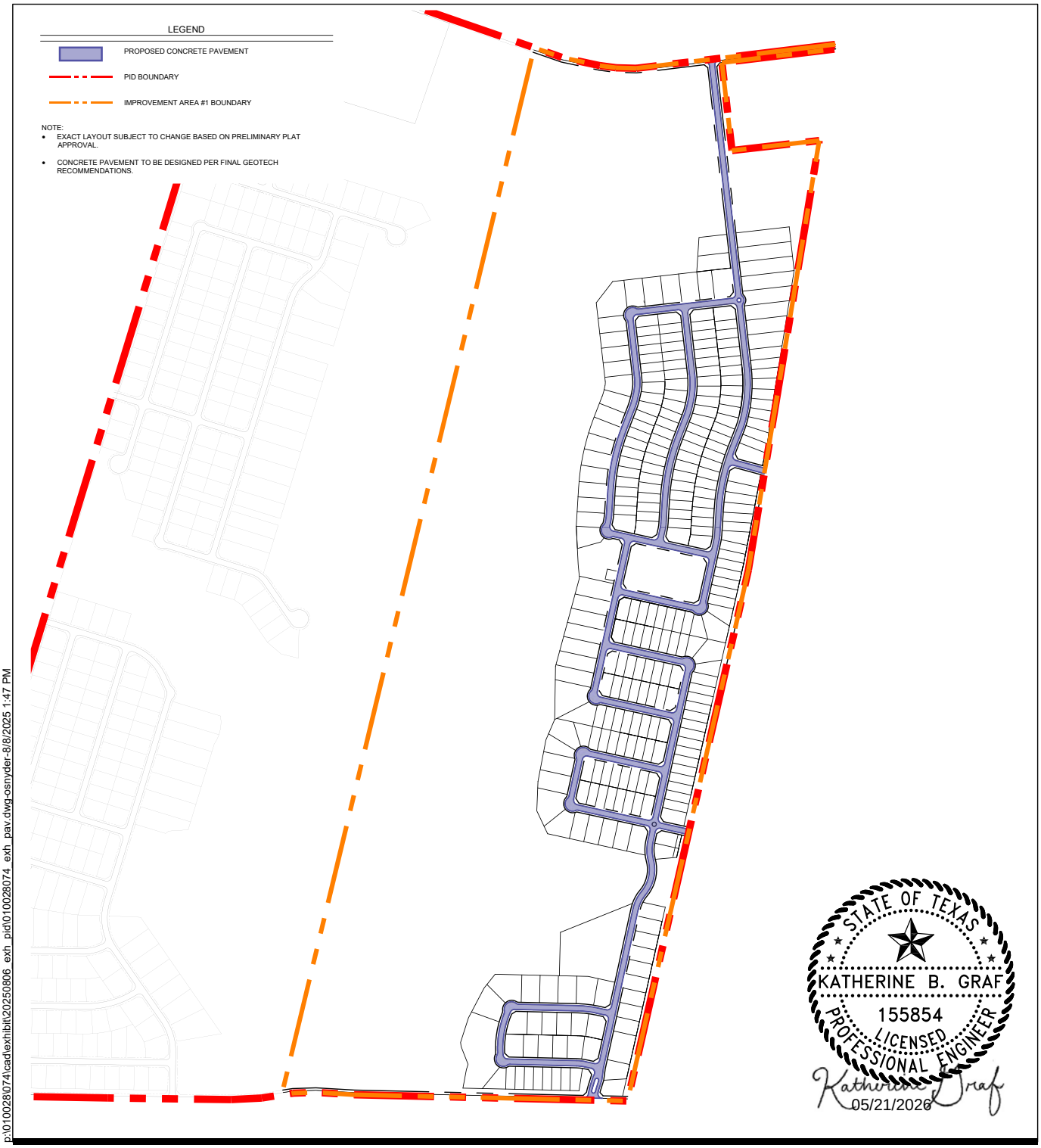
SHEET:

DATE:
2025/08/08

PAV EXH 01



STATE OF TEXAS
KATHERINE B. GRAF
155854
LICENSED
PROFESSIONAL ENGINEER
05/21/2026

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ENGINEERING & DESIGN
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DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

TITLE

PID PAVING

IMPROVEMENT AREA #1

PROJECT

TAYLOR RANCH
GUNTER, TEXAS

CLIENT

CENTURION AMERICAN
FARMERS BRANCH, TEXAS

N

0 350 700

1"=700'

PROJECT NUMBER:
.....

SHEET:

DATE:
2025/08/08

PAV EXH 02

APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Improvement Area #1

- Improvement Area #1 Initial Parcel
- Lot Type 1
- Lot Type 2
- Lot Type 3

Major Improvement Area

- Major Improvement Area Initial Parcel

TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT: $15,667,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Gunter, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Taylor Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Gunter, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 INITIAL PARCEL

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 1,018,355.00	$ (1,018,355.00)	$ 78,335.00	$ 40,000.00	$ 118,335.00
2028	$ 188,000.00	$ 1,018,355.00	$ -	$ 78,335.00	$ 40,800.00	$ 1,325,490.00
2029	$ 201,000.00	$ 1,006,135.00	$ -	$ 77,395.00	$ 41,616.00	$ 1,326,146.00
2030	$ 214,000.00	$ 993,070.00	$ -	$ 76,390.00	$ 42,448.32	$ 1,325,908.32
2031	$ 228,000.00	$ 979,160.00	$ -	$ 75,320.00	$ 43,297.29	$ 1,325,777.29
2032	$ 243,000.00	$ 964,340.00	$ -	$ 74,180.00	$ 44,163.24	$ 1,325,683.24
2033	$ 259,000.00	$ 948,545.00	$ -	$ 72,965.00	$ 45,046.50	$ 1,325,556.50
2034	$ 277,000.00	$ 931,710.00	$ -	$ 71,670.00	$ 45,947.43	$ 1,326,327.43
2035	$ 295,000.00	$ 913,705.00	$ -	$ 70,285.00	$ 46,866.38	$ 1,325,856.38
2036	$ 315,000.00	$ 894,530.00	$ -	$ 68,810.00	$ 47,803.71	$ 1,326,143.71
2037	$ 336,000.00	$ 874,055.00	$ -	$ 67,235.00	$ 48,759.78	$ 1,326,049.78
2038	$ 359,000.00	$ 852,215.00	$ -	$ 65,555.00	$ 49,734.98	$ 1,326,504.98
2039	$ 383,000.00	$ 828,880.00	$ -	$ 63,760.00	$ 50,729.68	$ 1,326,369.68
2040	$ 408,000.00	$ 803,985.00	$ -	$ 61,845.00	$ 51,744.27	$ 1,325,574.27
2041	$ 436,000.00	$ 777,465.00	$ -	$ 59,805.00	$ 52,779.16	$ 1,326,049.16
2042	$ 465,000.00	$ 749,125.00	$ -	$ 57,625.00	$ 53,834.74	$ 1,325,584.74
2043	$ 497,000.00	$ 718,900.00	$ -	$ 55,300.00	$ 54,911.43	$ 1,326,111.43
2044	$ 531,000.00	$ 686,595.00	$ -	$ 52,815.00	$ 56,009.66	$ 1,326,419.66
2045	$ 567,000.00	$ 652,080.00	$ -	$ 50,160.00	$ 57,129.85	$ 1,326,369.85
2046	$ 605,000.00	$ 615,225.00	$ -	$ 47,325.00	$ 58,272.45	$ 1,325,822.45
2047	$ 646,000.00	$ 575,900.00	$ -	$ 44,300.00	$ 59,437.90	$ 1,325,637.90
2048	$ 690,000.00	$ 533,910.00	$ -	$ 41,070.00	$ 60,626.66	$ 1,325,606.66
2049	$ 737,000.00	$ 489,060.00	$ -	$ 37,620.00	$ 61,839.19	$ 1,325,519.19
2050	$ 788,000.00	$ 441,155.00	$ -	$ 33,935.00	$ 63,075.97	$ 1,326,165.97
2051	$ 842,000.00	$ 389,935.00	$ -	$ 29,995.00	$ 64,337.49	$ 1,326,267.49
2052	$ 899,000.00	$ 335,205.00	$ -	$ 25,785.00	$ 65,624.24	$ 1,325,614.24
2053	$ 961,000.00	$ 276,770.00	$ -	$ 21,290.00	$ 66,936.72	$ 1,325,996.72
2054	$ 1,027,000.00	$ 214,305.00	$ -	$ 16,485.00	$ 68,275.45	$ 1,326,065.45
2055	$ 1,097,000.00	$ 147,550.00	$ -	$ 11,350.00	$ 69,640.96	$ 1,325,540.96
2056	$ 1,173,000.00	$ 76,245.00	$ -	$ 5,865.00	$ 71,033.78	$ 1,326,143.78
Total	**$ 15,667,000.00**	**$ 20,706,465.00**	**$ (1,018,355.00)**	**$ 1,592,805.00**	**$ 1,622,723.23**	**$ 38,570,638.23**

Footnotes:

[a] Interest is calculated at a 6.50% rate for illustrative purposes and subject to change upon pricing.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: $46,265.62

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Gunter, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Taylor Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Gunter, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 3,007.27	$ (3,007.27)	$ 231.33	$ 118.12	$ 349.45
2028	$ 555.18	$ 3,007.27	$ -	$ 231.33	$ 120.48	$ 3,914.25
2029	$ 593.57	$ 2,971.18	$ -	$ 228.55	$ 122.89	$ 3,916.19
2030	$ 631.96	$ 2,932.60	$ -	$ 225.58	$ 125.35	$ 3,915.49
2031	$ 673.30	$ 2,891.52	$ -	$ 222.42	$ 127.86	$ 3,915.10
2032	$ 717.59	$ 2,847.76	$ -	$ 219.06	$ 130.42	$ 3,914.82
2033	$ 764.84	$ 2,801.11	$ -	$ 215.47	$ 133.03	$ 3,914.45
2034	$ 818.00	$ 2,751.40	$ -	$ 211.65	$ 135.69	$ 3,916.73
2035	$ 871.15	$ 2,698.23	$ -	$ 207.56	$ 138.40	$ 3,915.34
2036	$ 930.21	$ 2,641.60	$ -	$ 203.20	$ 141.17	$ 3,916.18
2037	$ 992.23	$ 2,581.14	$ -	$ 198.55	$ 143.99	$ 3,915.91
2038	$ 1,060.15	$ 2,516.64	$ -	$ 193.59	$ 146.87	$ 3,917.25
2039	$ 1,131.02	$ 2,447.73	$ -	$ 188.29	$ 149.81	$ 3,916.85
2040	$ 1,204.85	$ 2,374.22	$ -	$ 182.63	$ 152.80	$ 3,914.50
2041	$ 1,287.53	$ 2,295.90	$ -	$ 176.61	$ 155.86	$ 3,915.91
2042	$ 1,373.17	$ 2,212.21	$ -	$ 170.17	$ 158.98	$ 3,914.53
2043	$ 1,467.67	$ 2,122.96	$ -	$ 163.30	$ 162.16	$ 3,916.09
2044	$ 1,568.08	$ 2,027.56	$ -	$ 155.97	$ 165.40	$ 3,917.00
2045	$ 1,674.39	$ 1,925.63	$ -	$ 148.13	$ 168.71	$ 3,916.85
2046	$ 1,786.60	$ 1,816.80	$ -	$ 139.75	$ 172.08	$ 3,915.24
2047	$ 1,907.68	$ 1,700.67	$ -	$ 130.82	$ 175.52	$ 3,914.69
2048	$ 2,037.61	$ 1,576.67	$ -	$ 121.28	$ 179.03	$ 3,914.60
2049	$ 2,176.41	$ 1,444.22	$ -	$ 111.09	$ 182.61	$ 3,914.34
2050	$ 2,327.01	$ 1,302.76	$ -	$ 100.21	$ 186.27	$ 3,916.25
2051	$ 2,486.48	$ 1,151.50	$ -	$ 88.58	$ 189.99	$ 3,916.55
2052	$ 2,654.80	$ 989.88	$ -	$ 76.14	$ 193.79	$ 3,914.62
2053	$ 2,837.89	$ 817.32	$ -	$ 62.87	$ 197.67	$ 3,915.75
2054	$ 3,032.79	$ 632.86	$ -	$ 48.68	$ 201.62	$ 3,915.95
2055	$ 3,239.51	$ 435.72	$ -	$ 33.52	$ 205.65	$ 3,914.40
2056	$ 3,463.94	$ 225.16	$ -	$ 17.32	$ 209.77	$ 3,916.18
Total	**$ 46,265.62**	**$ 61,147.47**	**$ (3,007.27)**	**$ 4,703.65**	**$ 4,792.00**	**$ 113,901.48**

Footnotes:

[a] Interest is calculated at a 6.50% rate for illustrative purposes and subject to change upon pricing.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: $65,745.88

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Gunter, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Taylor Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Gunter, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 4,273.48	$ (4,273.48)	$ 328.73	$ 167.86	$ 496.59
2028	$ 788.93	$ 4,273.48	$ -	$ 328.73	$ 171.22	$ 5,562.36
2029	$ 843.49	$ 4,222.20	$ -	$ 324.78	$ 174.64	$ 5,565.11
2030	$ 898.04	$ 4,167.37	$ -	$ 320.57	$ 178.13	$ 5,564.12
2031	$ 956.79	$ 4,109.00	$ -	$ 316.08	$ 181.70	$ 5,563.57
2032	$ 1,019.74	$ 4,046.81	$ -	$ 311.29	$ 185.33	$ 5,563.17
2033	$ 1,086.88	$ 3,980.53	$ -	$ 306.19	$ 189.04	$ 5,562.64
2034	$ 1,162.42	$ 3,909.88	$ -	$ 300.76	$ 192.82	$ 5,565.88
2035	$ 1,237.95	$ 3,834.32	$ -	$ 294.95	$ 196.67	$ 5,563.90
2036	$ 1,321.88	$ 3,753.86	$ -	$ 288.76	$ 200.61	$ 5,565.10
2037	$ 1,410.01	$ 3,667.93	$ -	$ 282.15	$ 204.62	$ 5,564.71
2038	$ 1,506.53	$ 3,576.28	$ -	$ 275.10	$ 208.71	$ 5,566.62
2039	$ 1,607.24	$ 3,478.36	$ -	$ 267.57	$ 212.88	$ 5,566.05
2040	$ 1,712.15	$ 3,373.89	$ -	$ 259.53	$ 217.14	$ 5,562.71
2041	$ 1,829.65	$ 3,262.60	$ -	$ 250.97	$ 221.49	$ 5,564.71
2042	$ 1,951.35	$ 3,143.67	$ -	$ 241.82	$ 225.92	$ 5,562.76
2043	$ 2,085.64	$ 3,016.83	$ -	$ 232.06	$ 230.43	$ 5,564.97
2044	$ 2,228.32	$ 2,881.27	$ -	$ 221.64	$ 235.04	$ 5,566.26
2045	$ 2,379.39	$ 2,736.43	$ -	$ 210.49	$ 239.74	$ 5,566.05
2046	$ 2,538.86	$ 2,581.76	$ -	$ 198.60	$ 244.54	$ 5,563.76
2047	$ 2,710.91	$ 2,416.74	$ -	$ 185.90	$ 249.43	$ 5,562.98
2048	$ 2,895.55	$ 2,240.53	$ -	$ 172.35	$ 254.42	$ 5,562.85
2049	$ 3,092.79	$ 2,052.32	$ -	$ 157.87	$ 259.51	$ 5,562.48
2050	$ 3,306.81	$ 1,851.29	$ -	$ 142.41	$ 264.70	$ 5,565.20
2051	$ 3,533.42	$ 1,636.35	$ -	$ 125.87	$ 269.99	$ 5,565.62
2052	$ 3,772.61	$ 1,406.67	$ -	$ 108.21	$ 275.39	$ 5,562.88
2053	$ 4,032.79	$ 1,161.45	$ -	$ 89.34	$ 280.90	$ 5,564.49
2054	$ 4,309.76	$ 899.32	$ -	$ 69.18	$ 286.51	$ 5,564.78
2055	$ 4,603.51	$ 619.19	$ -	$ 47.63	$ 292.25	$ 5,562.57
2056	$ 4,922.44	$ 319.96	$ -	$ 24.61	$ 298.09	$ 5,565.10
Total	**$ 65,745.88**	**$ 86,893.78**	**$ (4,273.48)**	**$ 6,684.14**	**$ 6,809.69**	**$ 161,860.00**

Footnotes:

[a] Interest is calculated at a 6.50% rate for illustrative purposes and subject to change upon pricing.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: $77,921.04

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Gunter, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Taylor Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Gunter, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 5,064.87	$ (5,064.87)	$ 389.61	$ 198.94	$ 588.55
2028	$ 935.03	$ 5,064.87	$ -	$ 389.61	$ 202.92	$ 6,592.43
2029	$ 999.69	$ 5,004.09	$ -	$ 384.93	$ 206.98	$ 6,595.69
2030	$ 1,064.35	$ 4,939.11	$ -	$ 379.93	$ 211.12	$ 6,594.51
2031	$ 1,133.98	$ 4,869.93	$ -	$ 374.61	$ 215.34	$ 6,593.86
2032	$ 1,208.58	$ 4,796.22	$ -	$ 368.94	$ 219.65	$ 6,593.39
2033	$ 1,288.16	$ 4,717.66	$ -	$ 362.90	$ 224.04	$ 6,592.76
2034	$ 1,377.68	$ 4,633.93	$ -	$ 356.46	$ 228.52	$ 6,596.59
2035	$ 1,467.21	$ 4,544.38	$ -	$ 349.57	$ 233.09	$ 6,594.25
2036	$ 1,566.68	$ 4,449.01	$ -	$ 342.23	$ 237.76	$ 6,595.68
2037	$ 1,671.12	$ 4,347.18	$ -	$ 334.40	$ 242.51	$ 6,595.21
2038	$ 1,785.51	$ 4,238.56	$ -	$ 326.04	$ 247.36	$ 6,597.48
2039	$ 1,904.88	$ 4,122.50	$ -	$ 317.12	$ 252.31	$ 6,596.80
2040	$ 2,029.22	$ 3,998.68	$ -	$ 307.59	$ 257.35	$ 6,592.85
2041	$ 2,168.48	$ 3,866.78	$ -	$ 297.44	$ 262.50	$ 6,595.21
2042	$ 2,312.71	$ 3,725.83	$ -	$ 286.60	$ 267.75	$ 6,592.90
2043	$ 2,471.87	$ 3,575.51	$ -	$ 275.04	$ 273.11	$ 6,595.52
2044	$ 2,640.97	$ 3,414.83	$ -	$ 262.68	$ 278.57	$ 6,597.05
2045	$ 2,820.02	$ 3,243.17	$ -	$ 249.47	$ 284.14	$ 6,596.80
2046	$ 3,009.01	$ 3,059.87	$ -	$ 235.37	$ 289.82	$ 6,594.08
2047	$ 3,212.93	$ 2,864.28	$ -	$ 220.33	$ 295.62	$ 6,593.16
2048	$ 3,431.77	$ 2,655.44	$ -	$ 204.26	$ 301.53	$ 6,593.01
2049	$ 3,665.53	$ 2,432.38	$ -	$ 187.11	$ 307.56	$ 6,592.57
2050	$ 3,919.18	$ 2,194.12	$ -	$ 168.78	$ 313.71	$ 6,595.79
2051	$ 4,187.75	$ 1,939.37	$ -	$ 149.18	$ 319.99	$ 6,596.29
2052	$ 4,471.25	$ 1,667.17	$ -	$ 128.24	$ 326.39	$ 6,593.05
2053	$ 4,779.61	$ 1,376.54	$ -	$ 105.89	$ 332.91	$ 6,594.95
2054	$ 5,107.86	$ 1,065.86	$ -	$ 81.99	$ 339.57	$ 6,595.29
2055	$ 5,456.01	$ 733.85	$ -	$ 56.45	$ 346.36	$ 6,592.68
2056	$ 5,834.01	$ 379.21	$ -	$ 29.17	$ 353.29	$ 6,595.68
Total	**$ 77,921.04**	**$ 102,985.22**	**$ (5,064.87)**	**$ 7,921.94**	**$ 8,070.74**	**$ 191,834.07**

Footnotes:

[a] Interest is calculated at a 6.50% rate for illustrative purposes and subject to change upon pricing.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA INITIAL PARCEL PRINCIPAL ASSESSMENT: $2,034,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Gunter, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Taylor Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Gunter, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Grayson County.

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA INITIAL PARCEL

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 142,380.00	$ (142,380.00)	$ 10,170.00	$ 40,000.00	$ 50,170.00
2028	$ -	$ 142,380.00	$ (142,380.00)	$ 10,170.00	$ 40,800.00	$ 50,970.00
2029	$ 32,000.00	$ 142,380.00	$ -	$ 10,170.00	$ 41,616.00	$ 226,166.00
2030	$ 34,000.00	$ 140,140.00	$ -	$ 10,010.00	$ 42,448.32	$ 226,598.32
2031	$ 35,000.00	$ 137,760.00	$ -	$ 9,840.00	$ 43,297.29	$ 225,897.29
2032	$ 37,000.00	$ 135,310.00	$ -	$ 9,665.00	$ 44,163.24	$ 226,138.24
2033	$ 39,000.00	$ 132,720.00	$ -	$ 9,480.00	$ 45,046.50	$ 226,246.50
2034	$ 41,000.00	$ 129,990.00	$ -	$ 9,285.00	$ 45,947.43	$ 226,222.43
2035	$ 43,000.00	$ 127,120.00	$ -	$ 9,080.00	$ 46,866.38	$ 226,066.38
2036	$ 45,000.00	$ 124,110.00	$ -	$ 8,865.00	$ 47,803.71	$ 225,778.71
2037	$ 48,000.00	$ 120,960.00	$ -	$ 8,640.00	$ 48,759.78	$ 226,359.78
2038	$ 50,000.00	$ 117,600.00	$ -	$ 8,400.00	$ 49,734.98	$ 225,734.98
2039	$ 53,000.00	$ 114,100.00	$ -	$ 8,150.00	$ 50,729.68	$ 225,979.68
2040	$ 56,000.00	$ 110,390.00	$ -	$ 7,885.00	$ 51,744.27	$ 226,019.27
2041	$ 59,000.00	$ 106,470.00	$ -	$ 7,605.00	$ 52,779.16	$ 225,854.16
2042	$ 63,000.00	$ 102,340.00	$ -	$ 7,310.00	$ 53,834.74	$ 226,484.74
2043	$ 66,000.00	$ 97,930.00	$ -	$ 6,995.00	$ 54,911.43	$ 225,836.43
2044	$ 70,000.00	$ 93,310.00	$ -	$ 6,665.00	$ 56,009.66	$ 225,984.66
2045	$ 74,000.00	$ 88,410.00	$ -	$ 6,315.00	$ 57,129.85	$ 225,854.85
2046	$ 79,000.00	$ 83,230.00	$ -	$ 5,945.00	$ 58,272.45	$ 226,447.45
2047	$ 83,000.00	$ 77,700.00	$ -	$ 5,550.00	$ 59,437.90	$ 225,687.90
2048	$ 88,000.00	$ 71,890.00	$ -	$ 5,135.00	$ 60,626.66	$ 225,651.66
2049	$ 94,000.00	$ 65,730.00	$ -	$ 4,695.00	$ 61,839.19	$ 226,264.19
2050	$ 100,000.00	$ 59,150.00	$ -	$ 4,225.00	$ 63,075.97	$ 226,450.97
2051	$ 106,000.00	$ 52,150.00	$ -	$ 3,725.00	$ 64,337.49	$ 226,212.49
2052	$ 113,000.00	$ 44,730.00	$ -	$ 3,195.00	$ 65,624.24	$ 226,549.24
2053	$ 120,000.00	$ 36,820.00	$ -	$ 2,630.00	$ 66,936.72	$ 226,386.72
2054	$ 127,000.00	$ 28,420.00	$ -	$ 2,030.00	$ 68,275.45	$ 225,725.45
2055	$ 135,000.00	$ 19,530.00	$ -	$ 1,395.00	$ 69,640.96	$ 225,565.96
2056	$ 144,000.00	$ 10,080.00	$ -	$ 720.00	$ 71,033.78	$ 225,833.78
Total	**$ 2,034,000.00**	**$ 2,855,230.00**	**$ (284,760.00)**	**$ 203,945.00**	**$ 1,622,723.23**	**$ 6,431,138.23**

Footnotes:

[a] Interest is calculated at a 7.00% rate for illustrative purposes.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

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APPENDIX C

FORM OF OPINION OF BOND COUNSEL

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NORTON ROSE FULBRIGHT

[CLOSING DATE]

Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-7932
United States

Tel +1 214 855 8000
Fax +1 214 855 8200
nortonrosefulbright.com

IN REGARD to the authorization and issuance of the "City of Gunter Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)" (the "Bonds"), dated August 6, 2026, in the principal amount of $_____, we have examined the legality and validity of the issuance thereof by the City of Gunter, Texas (the "City") solely to express legal opinions as to the validity of the Bonds and the exclusion of the interest on the Bonds from gross income for federal income tax purposes, and for no other purpose. We have not been requested to investigate or verify, and we neither expressly nor by implication render herein any opinion concerning, the financial condition or capabilities of the City, or the history or prospects of the collection of the Pledged Revenues, the disclosure of any financial or statistical information or data pertaining to the City and used in the sale of the Bonds, or the sufficiency of the security for or the value or marketability of the Bonds, and have not assumed any responsibility with respect thereto. Capitalized terms used herein and not otherwise defined have the meanings assigned in the Indenture.

THE BONDS are issued in fully registered form only and mature on September 15 in each of the years specified in an Indenture of Trust (the "Indenture"), dated as of August 1, 2026, with U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), approved by the City Council of the City pursuant to an ordinance (the "Ordinance") adopted by the City Council of the City authorizing the issuance of the Bonds, unless redeemed prior to maturity in accordance with the terms stated on the Bonds. The Bonds accrue interest from the date, at the rates, and in the manner and interest is payable on the dates, all as provided in the Indenture.

IN RENDERING THE OPINIONS herein we have examined and rely upon (i) original or certified copies of the proceedings had in connection with the issuance of the Bonds, including the Indenture, the Ordinance and an examination of the initial Bond executed and delivered by the City (which we found to be in due form and properly executed); (ii) certifications of officers of the City relating to the expected use and investment of proceeds of the sale of the Bonds and certain other funds of the City; and (iii) other documentation and such matters of law as we deem relevant. In the examination of the proceedings relating to the issuance of the Bonds, we have assumed the authenticity of all documents submitted to us as originals, the conformity to original copies of all documents submitted to us as certified copies, and the accuracy of the statements contained in such documents and certifications.

BASED ON OUR EXAMINATION, we are of the opinion that, under applicable law of the United States of America and the State of Texas in force and effect on the date hereof:

1. The Bonds have been authorized, issued and delivered in accordance with law; that the Bonds are valid, legally binding and enforceable limited obligations of the City in accordance with their terms payable solely from the Trust Estate, except to the extent the

Norton Rose Fulbright US LLP is a limited liability partnership registered under the laws of Texas.

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enforceability thereof may be limited by bankruptcy, insolvency, reorganization, moratorium, liquidation and other similar laws now or hereafter enacted relating to creditors' rights generally.

2. Assuming continuing compliance after the date hereof by the City with the provisions of the Indenture and in reliance upon representations and certifications of the City made in a certificate of even date herewith pertaining to the use, expenditure, and investment of the proceeds of the Bonds, interest on the Bonds for federal income tax purposes (i) will be excludable from gross income, as defined in Section 61 of the Internal Revenue Code of 1986, as amended to the date hereof, of the owners thereof pursuant to Section 103 of such Code, existing regulations, published rulings, and court decisions thereunder, and (ii) will not be included in computing the alternative minimum taxable income of the owners thereof who are individuals.

We express no opinion with respect to any other federal, state, or local tax consequences under present law or any proposed legislation resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Bonds. Ownership of tax-exempt obligations such as the Bonds may result in collateral federal tax consequences to, among others, financial institutions, property and casualty insurance companies, life insurance companies, certain foreign corporations doing business in the United States, S corporations with subchapter C earnings and profits, corporations subject to the alternative minimum tax on adjusted financial statement income, individual recipients of Social Security or Railroad Retirement Benefits, individuals otherwise qualifying for the earned income tax credit, owners of an interest in a financial asset securitization investment trust, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations.

Our opinions are based on existing law, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service; rather, such opinions represent our legal judgment based upon our review of existing law that we deem relevant to such opinions and in reliance upon the representations and covenants referenced above.

APPENDIX D-1

FORM OF CITY DISCLOSURE AGREEMENT

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CITY OF GUNTER, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1 PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF ISSUER

This Continuing Disclosure Agreement of Issuer, dated as of August 1, 2026 (this "Disclosure Agreement"), is executed and delivered by and among the City of Gunter, Texas (the "Issuer"), P3Works, LLC (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent (the "Dissemination Agent"), with respect to the Issuer's "Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)" (the "Bonds"). The Issuer, the Administrator, and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator, and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of August 1, 2026, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, the following capitalized terms shall have the following meanings:

"Administrator" shall have the meaning assigned to such term in the Indenture. The initial Administrator is P3Works, LLC.

"Annual Collection Costs" shall have the meaning assigned to such term in the Indenture.

"Annual Collections Report" shall mean any Annual Collections Report provided by the Issuer pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Annual Collections Report Filing Date" shall mean, for each Fiscal Year succeeding the reporting Fiscal Year, the date that is three (3) months after the Final Assessment Payment Date, which Annual Collections Report Filing Date is currently April 30.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in subsection 4(a) of this Disclosure Agreement.

"Annual Financial Statements" shall mean audited or unaudited financial statements of the Issuer prepared in accordance with generally accepted accounting principles for governmental units as prescribed by the Government Accounting Standards Board from time to time, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

"Annual Financials Filing Date" shall mean, for each Fiscal Year, the date on which the Annual Financial Statements must be filed with the MSRB, which date is twelve (12) months after the end of the Issuer's Fiscal Year. The Annual Financials Filing Date is currently September 30.

"Annual Information Filing Date" shall mean, for each Fiscal Year, the date on which the Annual Financial Information must be filed with the MSRB, which date is six (6) months after the end of the Issuer's Fiscal Year. The Annual Information Filing Date is currently March 31.

"Annual Installment" shall have the meaning assigned to such term in the Indenture.

"Annual Service Plan Update" shall have the meaning assigned to such term in the Indenture.

"Assessments" shall have the meaning assigned to such term in the Indenture.

"Business Day" shall have the meaning assigned to such term in the Indenture.

"Collections Reporting Date" shall mean, for each Tax Year, the date that is one (1) month after the Delinquency Date, which Collections Reporting Date is currently March 1.

"Delinquency Date" shall mean February 1 of the year following the year in which the Assessments were billed or as may be otherwise defined in Section 31.02 of the Texas Tax Code, as amended.

"Developer" shall mean MM Taylor Ranch 496, LLC, a Texas limited liability company.

"Disclosure Agreement of Developer" shall mean the Continuing Disclosure Agreement of Developer relating to the Bonds, dated as of August 1, 2026, executed and delivered by the Developer, the Administrator, and the Dissemination Agent.

"Disclosure Representative" shall mean the Mayor, Mayor Pro Tem or City Manager of the Issuer or his or her designee or such other officer or employee as the Issuer may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean Taylor Ranch Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access System currently available on the internet at http://emma.msrb.org.

"Filing Date" means, collectively, an Annual Financials Filing Date, an Annual Information Filing Date and an Annual Collections Report Filing Date, or, individually, as the context requires, an Annual Financials Filing Date, an Annual Information Filing Date or an Annual Collections Report Filing Date.

"Final Assessment Payment Date" shall mean the calendar day preceding the Delinquency Date.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the Issuer's fiscal year, currently the twelve-month period from October 1 through September 30.

"Improvement Area #1" shall have the meaning assigned to it in the Indenture.

"Listed Events" shall mean any of the events listed in subsection 6(a) of this Disclosure Agreement.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reports pursuant to the Rule.

"Outstanding" shall have the meaning assigned to such term in the Indenture.

"Owner" shall have the meaning assigned to such term in the Indenture.

"Participating Underwriter" shall mean FMSbonds, Inc., and its successors and assigns.

"Prepayment" shall have the meaning assigned to such term in the Indenture.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have the meaning assigned to such term in the Indenture.

"Tax Year" means the calendar year, or as may be otherwise defined in Section 1.04 of the Texas Tax Code, as amended.

"Trust Estate" shall have the meaning assigned to such term in the Indenture.

"Trustee" shall have the meaning assigned to such term in the Indenture.

SECTION 3. Provision of Annual Financial Information and Annual Financial Statements.

(a) For each Fiscal Year, commencing with the Fiscal Year ending September 30, 2026, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide

or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, the Annual Financial Information and the Annual Financial Statements.

(i) The Issuer shall provide or caused to be provided the Annual Financial Information to the MSRB not later than the Annual Information Filing Date; and

(ii) The Issuer shall provide or caused to be provided audited Annual Financial Statements to the MSRB not later than the Annual Financials Filing Date, or if audited Annual Financial Statements are not available by the Annual Financials Filing Date, unaudited Annual Financial Statements, provided to the Dissemination Agent which is consistent with the requirements specified in Section 4 of this Disclosure Agreement.

In each case, the Annual Financial Information and Annual Financial Statements may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall file notice of such change (including the date of the new Fiscal Year) with the MSRB prior to the next Annual Information Filing Date. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

(b) Not later than ten (10) days prior to the applicable Filing Date, the Issuer shall provide the Annual Financial Information or Annual Financial Statements, as applicable, to the Dissemination Agent together with written direction to file such Annual Financial Information or Annual Financial Statements with the MSRB. The Dissemination Agent shall provide such Annual Financial Information or Annual Financial Statements to the MSRB not later than ten (10) days from receipt of such Annual Financial Information or Annual Financial Statements from the Issuer, but in no event later than the applicable Filing Date for such Fiscal Year.

If by the fifth (5th) day before the applicable Filing Date, the Dissemination Agent has not received a copy of the Annual Financial Information or Annual Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Financial Information or Annual Financial Statements pursuant to subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Financial Information or Annual Financial Statements, as applicable, no later than two (2) Business Days prior to the applicable Filing Date; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Financial Information by the Annual Information Filing Date or the Annual Financial Statements by the Annual Financials Filing Date, as applicable, state the date by which the Annual Financial Information or Annual Financial Statements for such year will be provided and instruct the Dissemination Agent in writing to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Financial Information, Annual Financial Statements or the notice of failure to file, as applicable, to the MSRB, no later than the applicable Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the applicable Filing Date.

(c) The Dissemination Agent, pursuant to written direction, shall:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Financial Information and the Annual Financial Statements on the dates required in subsection (a);

(ii) on behalf of the Issuer, file the Annual Financial Information and the Annual Financial Statements containing or incorporating by reference the information set forth in Section 4 hereof; and

(iii) if the Issuer has provided the Dissemination Agent with the completed Annual Financial Information and the Annual Financial Statements, as applicable, and the Dissemination Agent has filed such Annual Financial Information or Annual Financial Statements with the MSRB, then the Dissemination Agent shall provide written confirmation to the Issuer stating that the Annual Financial Information or Annual Financial Statements has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB.

SECTION 4. Content of Annual Financial Information and Annual Financial Statements.

(a) *Annual Financial Information*. The Annual Financial Information for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Information Filing Date, the following Annual Financial Information (any or all of which may be unaudited):

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date(s), the interest rate(s), the original aggregate principal amount(s), the principal amount(s) remaining Outstanding, and the total interest amount due on the aggregate principal amount Outstanding;

(B) The amounts in the funds and accounts securing the Bonds and a description of the related investments; and

(C) The assets and liabilities of the Trust Estate.

(ii) Financial information and operating data with respect to the Issuer of the general type and in substantially similar form to that shown in the tables provided under Sections 4(a)(ii) of Exhibit B attached hereto. Such information shall be provided as of the end of the reporting Fiscal Year;

(iii) Any updates to the Service and Assessment Plan; and

(iv) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) *Annual Financial Statements*. The Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Financials Filing Date the audited Annual Financial Statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer. If the audited Annual Financial Statements of the Issuer are not available by the Annual Financials Filing Date, the Issuer shall provide

unaudited Annual Financial Statements of the Issuer no later than the Annual Financials Filing Date and audited Annual Financial Statements when and if available.

(c) A form for submitting the information described in subsection 4(a) above is attached as Exhibit B hereto. Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information. In all cases, the Issuer shall have the sole responsibility for the content, design, and other elements comprising substantive contents of the Annual Financial Information under this Section 4.

SECTION 5. Annual Collections Report.

(a) For each Fiscal Year succeeding the reporting Fiscal Year, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, not later than the Annual Collections Report Filing Date, an Annual Collections Report provided to the Dissemination Agent which complies with the requirements specified in this Section 5; provided that the Issuer may provide the Annual Collections Report as part of the Annual Financial Information, if such Annual Collections Report is available when the Annual Financial Information is provided to the MSRB. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Annual Collections Report Filing Date, the Issuer shall provide the Annual Collections Report to the Dissemination Agent together with written direction to file such Annual Collections Report with the MSRB. The Dissemination Agent shall provide such Annual Collections Report to the MSRB not later than ten (10) days from receipt of such Annual Collections Report from the Issuer, but in no event later than the Annual Collections Report Filing Date.

If by the fifth (5^{th}) day before the Annual Collections Report Filing Date the Dissemination Agent has not received a copy of the Annual Collections Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Collections Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Collections Report no later than two (2) Business Days prior to the Annual Collections Report Filing Date, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Collections Report by the Annual Collections Report Filing Date, state the date by which the Annual Collections Report for such year will be provided, and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A hereto; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Collections Report or the notice of failure to file, as applicable, to the MSRB no later than the Annual Collections Report Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the Annual

Collections Report Filing Date; or the Issuer will notify the Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Collections Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Collections Report has been provided to the MSRB pursuant to this Disclosure Agreement, and stating the date it was provided and that it was filed with the MSRB prior to the second (2nd) Business Day prior to the Annual Collections Report Filing Date. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than the applicable Annual Collections Report Filing Date.

(b) The Annual Collections Report for the Bonds shall contain, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Collections Report Filing Date, certain financial information and operating data with respect to collection of the Assessments of the general type and in substantially similar form to that shown in the tables provided in Exhibit C attached hereto. Such information shall cover the period beginning the first (1st) day of the Fiscal Year succeeding the reporting Fiscal Year through the Collections Reporting Date. If the State Legislature amends the definition of Delinquency Date or Tax Year, the Issuer shall file notice of such change or changes with the MSRB prior to the next Annual Collections Report Filing Date. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Collections Report. In all cases, the Issuer shall have the sole responsibility for the content, design, and other elements comprising substantive contents of the Annual Collections Report under this Section 5.

SECTION 6. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 6, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the Bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Any sale by the Developer of real property within Improvement Area #1 in the ordinary course of the Developer's business will not constitute a Listed Event for the purposes of paragraph (10) above.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent to file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than the Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event.

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information.

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made under this Section 6. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 6 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, promptly, and not more than five (5) Business Days after obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative in writing of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed in writing by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall file a notice of such occurrence with the MSRB no later than two (2) Business Days following the day on which it receives such written instructions. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, any Owner or beneficial owner of any interests in the Bonds, or any other party as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to bond calls only), 10, 13, 14, or 15 of subparagraph (a) above is not material under applicable federal securities laws, the Issuer shall promptly, but in no case more than five (5) Business Days after the occurrence of the event, notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

SECTION 7. Termination of Reporting Obligations. The obligations of the Issuer, the Administrator, and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent and the Administrator of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Administrator and the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until they receive written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent and the Administrator may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to the Bonds under Section 6(a).

SECTION 8. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a

successor Dissemination Agent. If the Issuer discharges the Dissemination Agent without appointing a successor Dissemination Agent, the Issuer shall use best efforts to appoint a successor Dissemination Agent within 30 days of such discharge. The Dissemination Agent may resign at any time with 30 days' written notice to the Issuer. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent.

SECTION 9. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer, the Administrator, and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested in writing by the Issuer or the Administrator), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, 5, or 6(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Financial Information, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(a), and (ii) the Annual Financial Information for the Fiscal Year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Financial Information, Annual Financial Statements, Annual Collections Report, or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Financial Information, Annual Financial Statements, Annual Collections Report, or notice of occurrence of a

Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Financial Information, Annual Financial Statements, Annual Collections Report, or notice of occurrence of a Listed Event.

SECTION 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and the Dissemination Agent (at the written request of any Participating Underwriter or the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction) shall, take such actions as may be necessary and appropriate to cause the Issuer to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance. A default under this Disclosure Agreement shall not be deemed a default under the Disclosure Agreement of Developer and a default under the Disclosure Agreement of Developer shall not be deemed a default under this Disclosure Agreement.

SECTION 12. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to indemnify and hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only from Annual Collection Costs collected from the property owners in Improvement Area #1, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability arising under this Disclosure Agreement, but excluding (i) liabilities due to the Dissemination Agent's negligence or willful misconduct and (ii) liabilities resulting from claims made by the Issuer against the Dissemination Agent; provided, however, that nothing herein shall be construed to require the Issuer to indemnify and hold harmless the Dissemination Agent for losses, expenses or liabilities arising from information provided to the Dissemination Agent by the Developer or the failure of the Developer to provide information to the Dissemination Agent as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive termination of this Disclosure Agreement, resignation or removal of the Dissemination Agent, and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. If the Issuer does not provide the Dissemination Agent with the Annual Financial Information or the Annual Financial Statements in accordance with subsection 3(a) or the Annual Collections Report in accordance with subsection 5(a), the Dissemination Agent shall not be responsible for the failure to submit Annual Financial Information, Annual Financial Statements or an Annual Collections Report, as applicable, to the MSRB. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the

provisions hereof or its duties hereunder, and the Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The Issuer, the Administrator and the Dissemination Agent agree that the legal expenses of the Dissemination Agent, which it is expressly entitled to be paid under this paragraph 12(a), are expenses which may be paid from the Annual Collection Costs.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to hold harmless the Administrator, its officers, directors, employees and agents, but only from Annual Collection Costs collected from the property owners in Improvement Area #1, against any loss, expense and liabilities which the Administrator may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability arising under this Disclosure Agreement, but excluding (i) liabilities due to the Administrator's negligence or willful misconduct and (ii) liabilities resulting from claims made by the Issuer against the Administrator; provided, however, that nothing herein shall be construed to require the Issuer to indemnify and hold harmless the Administrator for losses, expenses or liabilities arising from information provided to the Administrator by third parties, or the failure of any third party to provide information to the Administrator as and when required under this Disclosure Agreement, or the failure of the Developer to provide information to the Administrator as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its duties hereunder, and the Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The Issuer, the Administrator and the Dissemination Agent agree that the legal expenses of the Administrator, which it is expressly entitled to be paid under this paragraph 12(b), are expenses which may be paid from the Annual Collection Costs.

(c) UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR, OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY PARTY TO THIS DISCLOSURE AGREEMENT, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY

SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION.

SECTION 13. Assessment Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit D which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds, or any other document related to the Bonds.

SECTION 14. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, the Administrator, or the Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer, the Administrator, or the Dissemination Agent in other than that person's official capacity.

SECTION 15. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reason held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 16. Sovereign Immunity. The Dissemination Agent and the Administrator agree that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 17. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Administrator, the Dissemination Agent, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 18. Dissemination Agent and Administrator Compensation. The fees and expenses incurred by the Dissemination Agent and the Administrator for their respective services rendered in accordance with this Disclosure Agreement constitute Annual Collection Costs and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent and the Administrator, but only with funds to be provided from the Annual Collection Costs component of the Annual Installments collected

from the property owners in Improvement Area #1, for the fees and expenses for their respective services rendered in accordance with this Disclosure Agreement.

SECTION 19. Statutory Verifications. The Dissemination Agent and Administrator each respectively make the following representations and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or Administrator, as applicable, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

a. Not a Sanctioned Company. The Dissemination Agent and Administrator each respectively represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent, Administrator and each of their respective parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. No Boycott of Israel. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

SECTION 20. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded

business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement.

Submitted herewith is a completed Form 1295 in connection with the Administrator's participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 21. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 22. Notice. Any written notice required to be given or made hereunder among or between any of the Issuer, the Trustee, the Administrator, the Dissemination Agent and/or Participating Underwriter, shall be given or made by e-mail, hand delivery, overnight courier, or by United States mail, certified or registered mail, return receipt requested, postage prepaid, at the addresses listed below or at such other addresses as any be specified in writing by any party hereto to the other parties hereto. If the required notice is provided or delivered by e-mail, the sender must request a read or delivery receipt from the recipient confirming that the recipient received the e-mail or the e-mail was delivered with such notice. Failure of any party to this Disclosure Agreement to provide proof of an e-mail read receipt or delivery receipt does not constitute a breach or default by such under this Disclosure Agreement.

If to the Trustee:
U.S. Bank Trust Company, National Association
Attn: Global Corporate Trust
1255 Corporate Drive, 6th Floor
Irving, Texas 75038
Email: Misty.Gutierrez@usbank.com

With a copy to:
U.S. Bank Trust Company, National Association
Attn: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

If to the Dissemination Agent:
HTS Continuing Disclosure Services
Attn: Tanya Calvit
717 North Harwood Street, Suite 3400
Dallas, Texas 75201
Email: Tanya.calvit@hilltopsecurities.com

If to Administrator: P3Works, LLC
9284 Huntington Square, Ste 100
North Richland Hills, Texas 76182
Email: admin@p3-works.com

If to the Issuer: City of Gunter, Texas
Attn: 105 N. 4th Street
Gunter, Texas 75058
Email: citysecretary@ci.gunter.tx.us

If to Participating Underwriter: FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034
E-mail: Tdavenport@fmsbonds.com

SECTION 23. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Issuer, the Administrator, and the Dissemination Agent agree that electronic signatures to this Disclosure Agreement may be regarded as original signatures.

Signature pages follow.

CITY OF GUNTER, TEXAS

By: _____
Mayor

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

P3Works, LLC
(as Administrator)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE
[ANNUAL FINANCIAL INFORMATION][ANNUAL COLLECTIONS REPORT]
[AUDITED/UNAUDITED FINANCIAL STATEMENTS]

Name of Issuer:	City of Gunter, Texas
Name of Bond Issue:	Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project) (the "Bonds")
CUSIP Nos.	[insert CUSIP NOs.]
Date of Delivery:	_____, 20__

NOTICE IS HEREBY GIVEN that the City of Gunter, Texas (the "Issuer"), has not provided [Annual Financial Information][an Annual Collections Report][audited/unaudited financial statements] with respect to the Bonds as required by the Continuing Disclosure Agreement of Issuer dated as of August 1, 2026, by and among the Issuer, P3Works, LLC, as "Administrator," and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as "Dissemination Agent." The Issuer anticipates that [the Annual Financial Information][the Annual Collections Report][audited/unaudited financial statements] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
on behalf of the City of Gunter, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Gunter, Texas

EXHIBIT B

CITY OF GUNTER, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1 PROJECT)

ANNUAL FINANCIAL INFORMATION*

Delivery Date: _____, 20__

CUSIP Nos: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address: [_____]
City: [_]
Telephone: (___) ___-____
Contact Person: Attn: _____

Section 4(a)(i)(A)

BONDS OUTSTANDING

Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount
				–
				–
		Total		

Section 4(a)(i)(B)

INVESTMENTS

Fund/ Account Name	Investment Description	Par Value(1)	Book Value(1)	Market Value(1)

(1) As such information is provided by the Trustee.

*Excluding audited financial statements of the Issuer

Section 4(a)(i)(C)

ASSETS AND LIABILITIES OF TRUST ESTATE

Cash Position of Trust Estate for statements dated September 30, 20[__]		
[List of Funds/Accounts Held Under Indenture]	Amount In the Fund	
Total		A
Bond Principal Amount Outstanding		B
Outstanding Assessment Amount to be collected		C
Net Position of Trust Estate and Outstanding Bonds and Assessments		A-B+C

September 30, 20[__] Trust Statements: ☐ Audited ☐ Unaudited

Accounting Type: ☐ Cash ☐ Accrual ☐ Modified Accrual

Section 4(a)(ii)

FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AND IN SUBSTANTIALLY SIMILAR FORM PROVIDED IN THE FOLLOWING TABLES AS OF THE END OF THE FISCAL YEAR

Debt Service Requirements on the Bonds

Year Ending (September 30)	Principal	Interest	Total

Top [Five] Assessment Payers in Improvement Area #1 (1)

Property Owner	No. of Parcels/Lots	Percentage of Parcels/Lots	Outstanding Assessments	Percentage of Total Assessments

(1) Does not include those owing less than one percent (1%) of total Assessments.

Assessed Value of Improvement Area #1 of the District

The [YEAR] certified total assessed value for the Assessed Property in Improvement Area #1 is approximately $[AMOUNT] according to the Grayson Central Appraisal District.

Foreclosure History Related to the Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Delinquent Assessment Amount not in Foreclosure Proceedings	Parcels in Foreclosure Proceedings	Delinquent Assessment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
	$		$		$
20__					
20__					
20__					
20__					

[insert any necessary footnotes]

Collection and Delinquency History of Annual Installments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Total Annual Installment Billed	Parcels Levied[1]	Delinquent Amount as of 3/1	Delinquent % as of 3/1	Delinquent Amount as of [9/1]	Delinquent % as of [9/1]	Total Annual Installments Collected[2]
	$		$	%	$	%	$
20__							
20__							
20__							
20__							

[1] Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

[2] [Does/does not] include interest and penalties.

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments Due

For the past five Fiscal Years, if the total amount of delinquencies as of September 1 equals or exceeds ten percent (10%) of the amount of Annual Installments due, a list of parcel numbers for which the Annual Installments are delinquent.

Fiscal Year Ended (9/30)	Delinquent % as of 9/1	Parcel Numbers
20__	%	
20__		

History of Prepayment of Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
		$		$
20__				
20__				
20__				
20__				

[insert any necessary footnotes]

ITEMS REQUIRED BY SECTION 4(a)(iii) - (iv)

[Insert a line item for each applicable listing]

EXHIBIT C

CITY OF GUNTER, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1 PROJECT)

ANNUAL COLLECTIONS REPORT

Delivery Date: _____, 20__

CUSIP Nos: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address: [_____]
City: [_____, Texas _____]
Telephone: (___) ___-____
Contact Person: Attn: _____

SELECT FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE COLLECTION OF ASSESSMENTS COVERING THE PERIOD BEGINNING WITH THE FIRST DAY OF THE FISCAL YEAR SUCCEEDING THE REPORTING FISCAL YEAR THROUGH THE COLLECTIONS REPORTING DATE PROVIDED IN COMPLIANCE WITH SUBSECTION 5(A) OF THE ISSUER'S DISCLOSURE AGREEMENT

Foreclosure History Related To The Annual Installments[(1)]

Succeeding Fiscal Year	Delinquent Annual Installment Amount not in Foreclosure Proceedings	Parcels in Foreclosure Proceedings	Delinquent Annual Installment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
20__	$		$		$

(i) Period covered includes October 1, 20__ through March 1, 20__.

Collection and Delinquency of Annual Installments [1]

Succeeding Fiscal Year 20__	Total Annual Installments Levied $	Parcels Levied[2]	Delinquent Amount as of 3/1 $	Delinquent % as of 3/1 %	Total Annual Installments Collected[3] $

[1] Period covered includes October 1, 20__ through March 1, 20__.

[2] Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

[3] [Does/does not] include interest and penalties.

Prepayment of Assessments[1]

Succeeding Fiscal Year	Number of Prepayments	Amount of Prepayments $	Bond Call Date	Amount of Bonds Redeemed $

[1] Period covered includes October 1, 20__ through March 1, 20__.

EXHIBIT D

BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES[1]

Date	Delinquency Clock (Days)	Activity
January 31		Assessments are due.
February 1	1	Assessments delinquent if not received.
March 1	29/30	Immediately upon receipt, but in no event later than March 1, Issuer forwards payment to Trustee for all collections received, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies. Administrator should be aware if Reserve Fund needs to be utilized for debt service payments during the corresponding Fiscal Year. Issuer and Administrator should determine if previously collected surplus funds, if any, plus actual Annual Installment collections will be fully adequate for debt service in the corresponding March and September.
March 15	43/44	Trustee pays bond interest payments to Owners.
April 1	59/60	At this point, if total delinquencies are under 5% and if there is adequate funding in the Pledged Revenue Fund for transfer to the Principal and Interest Account for full September payments, no further action is anticipated for collection of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency. Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent in writing of the occurrence of draw on the Reserve Fund and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw or the Reserve Fund.

[1] Illustrates anticipated dates and procedures for pursuing the collection of delinquent Annual Installments of Assessments, which dates and procedures shall be in accordance with Chapters 31, 32, 33, and 34, Texas Tax Code, as amended (the "Code"), and the Tax-Assessor Collector's procedures, and are subject to adjustment by the Issuer. If the collection and delinquency procedures under the Code are subsequently modified, whether due to an executive order of the Governor of Texas, an amendment to the Code, or otherwise, such modifications shall control.

July 1	**152/153**	**Issuer, or the Administrator on behalf of the Issuer, determines whether or not any Annual Installments are delinquent and, if such delinquencies exist, the Issuer commences as soon as practicably appropriate and legally permissible actions to obtain such delinquent Annual Installments, in accordance with the County Tax Assessor/Collector procedures.** **Preliminary Foreclosure activity commences in accordance with Tax Assessor/Collector's procedures.** If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from the Issuer. If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, Dissemination Agent requests that the Issuer commence foreclosure or provide plan for collection.
August 15	197/198	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent and the Trustee. The goal for the foreclosure actions is a filing by no later than August 15 (day 197/198). **Foreclosure action to be filed with the court as soon as practicable, in accordance with the Tax Assessor/Collector's procedures**. **Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status in writing** . **Dissemination Agent notifies Owners**.

A committee of not less than twenty-five percent (25%) of the Owners may request a meeting with the Issuer to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day thirty (30) if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed five percent (5%), Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Annual Installments of Assessments.

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APPENDIX D-2

FORM OF DEVELOPER DISCLOSURE AGREEMENT

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CITY OF GUNTER, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1 PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF DEVELOPER

This Continuing Disclosure Agreement of Developer dated as of August 1, 2026 (this "Disclosure Agreement"), is executed and delivered by and among MM Taylor Ranch 496, LLC, a Texas limited liability company (the "Developer"), P3Works, LLC (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent (the "Dissemination Agent") with respect to the captioned bonds (the "Bonds"). The Developer, the Administrator, and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Developer, the Administrator, and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust, dated as of August 1, 2026, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, the following capitalized terms shall have the following meanings:

"Administrator" shall have the meaning assigned to such term in the Indenture. The Issuer has selected P3Works, LLC, as the initial Administrator.

"Affiliate" shall mean an entity that owns property within Improvement Area #1 of the District and is controlled by, controls, or is under common control with the Developer, including any Homebuilder.

"Amenities" shall mean an amenity center (with a swimming pool, shade structures, restrooms and a play area), the trail, the dog park, and the open space park.

"Annual Collection Costs" shall have the meaning assigned to such term in the Indenture.

"Annual Installment" shall have the meaning assigned to such term in the Indenture.

"Assessments" shall have the meaning assigned to such term in the Indenture.

"Available Funds Certification" shall have the meaning assigned to such term in the Completion Agreement.

"Business Day" shall have the meaning assigned to such term in the Indenture.

"Certification Letter" shall mean a certification letter provided by the Developer or Homebuilder, if any, pursuant to Section 3, in substantially the form attached as Exhibit D.

"Completion Agreement" shall mean the "Taylor Ranch NSSA Improvements Completion Agreement," as such term is defined in the Limited Offering Memorandum.

"Developer" shall mean MM Taylor Ranch 496, LLC, a Texas limited liability company, its successors and assigns, including any Affiliate of the Developer.

"Developer Listed Events" shall mean any of the events listed in Section 4(a) of this Disclosure Agreement.

"Disclosure Agreement of Issuer" shall mean the Continuing Disclosure Agreement of Issuer with respect to the Bonds dated as of even date herewith executed and delivered by the Issuer, the Administrator, and the Dissemination Agent.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent, or any successor Dissemination Agent designated in writing by the Issuer, and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean the Taylor Ranch Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access System administered by the MSRB which, as of the date of this Disclosure Agreement, is available on the internet at http://emma.msrb.org.

"Homebuilder(s)" shall mean any merchant homebuilder who enters into a Lot Purchase Agreement with the Developer, and the successors and assigns of such homebuilder under such Lot Purchase Agreement.

"Improvement Area #1" shall have the meaning assigned to such term in the Indenture.

"Improvement Area #1 Projects" shall have the meaning assigned to such term in the Indenture.

"Initial Water Wells" shall have the meaning ascribed to it in the Limited Offering Memorandum for the Bonds.

"Issuer" shall mean the City of Gunter, Texas.

"Limited Offering Memorandum" means the Limited Offering Memorandum dated as of July 16, 2026 relating to the Bonds.

"Listed Events" shall mean, collectively, Developer Listed Events and Significant Homebuilder Listed Events.

"Lot Purchase Agreement" shall mean, with respect to lots or land within Improvement Area #1 of the District, any agreement between a Homebuilder and the Developer to purchase lots or to purchase land.

"MM Taylor Regional NSSA Improvements" shall have the meaning ascribed to it in the Limited Offering Memorandum for the Bonds.

"MSRB" shall mean the Municipal Securities Rulemaking Board, or any other entity designated or authorized by the SEC to receive reports pursuant to the Rule.

"Outstanding" shall have the meaning assigned to such term in the Indenture.

"Owner" shall have the meaning assigned to such term in the Indenture.

"Participating Underwriter" shall mean FMSbonds, Inc., and its successors and assigns.

"Person" shall have the meaning assigned to such term in the Indenture.

"Phase 1 MM Platinum Regional NSSA Improvements" shall have the meaning ascribed to it in the Limited Offering Memorandum for the Bonds.

"Quarterly Ending Date" shall mean each March 31, June 30, September 30 and December 31, beginning December 31, 2026.

"Quarterly Filing Date" shall mean for each Quarterly Ending Date, the fifteenth calendar day of the second month following such Quarterly Ending Date being February 15, May 15, August 15, and November 15.

"Quarterly Information" shall have the meaning assigned to such term in Section 3 of this Disclosure Agreement.

"Quarterly Report" shall mean any Quarterly Report described in Section 3 of this Disclosure Agreement and substantially similar to that attached as Exhibit A hereto.

"Reporting Party" shall mean, collectively, the Developer and any Significant Homebuilder who has acknowledged and assumed reporting obligations in accordance with Section 6 of this Disclosure Agreement.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have the meaning assigned to such term in the Indenture.

"Significant Homebuilder" shall mean a Homebuilder that then owns 30 or more of the single family residential lots within Improvement Area #1.

"Significant Homebuilder Listed Events" shall mean any of the events listed in Section 4(b) of this Disclosure Agreement.

"Trustee" shall have the meaning assigned to such term in the Indenture.

SECTION 3. Quarterly Reports.

(a) The Developer and any Significant Homebuilder that is a Reporting Party, with respect to its acquired real property, shall, at its cost and expense, provide, or cause to be provided, to the Administrator, not more than ten (10) days after each Quarterly Ending Date the information in the Quarterly Report required to be provided by such Reporting Party pursuant to Section 3(d) (with respect to each Reporting Party, the "Quarterly Information"). The Reporting Party shall provide, or cause to be provided, such Quarterly Information until such party's obligations terminate pursuant to Section 7 of this Disclosure Agreement. For the avoidance of doubt, (i) if the Developer elects, the Developer may, but shall not be obligated to, provide any Quarterly Information on behalf of any Significant Homebuilder and (ii) the Developer shall remain obligated with respect to any real property acquired by a Significant Homebuilder until a Significant Homebuilder Acknowledgement (as defined herein) with respect to such real property is delivered in accordance with Section 6 of this Disclosure Agreement, at which time the Developer shall have no further obligation or liability for disclosures or other responsibilities under this Disclosure Agreement as to the property transferred.

(b) The Administrator shall (i) review each Quarterly Report containing the Quarterly Information provided by each Reporting Party pursuant to subsection (a) above and (ii) no later than twenty (20) days after each Quarterly Ending Date, either (1) advise the applicable Reporting Party as to any recommended changes to the applicable Quarterly Information or (2) provide to the Dissemination Agent the Quarterly Report in accordance with subsection (c) below. If the Administrator advises a Reporting Party as to any recommended changes to their respective Quarterly Information, such Reporting Party shall provide, or cause to be provided, to the Administrator, not more than thirty (30) days after each Quarterly Ending Date, the revised Quarterly Information. The Administrator shall review the revised Quarterly Information within the Quarterly Report and provide the Quarterly Report to the Dissemination Agent in accordance with subsection (c) below.

If Reporting Parties provide the Quarterly Information in more than one report to the Administrator, the Administrator shall (i) prepare each Quarterly Report with the Quarterly Information provided by the Reporting Parties pursuant to subsection (a) above, and (ii) provide the Quarterly Report to the Reporting Parties for review no later than twenty (20) days after each Quarterly Ending Date. The Reporting Parties shall review and revise, as necessary, the Quarterly Report and, upon such review, shall promptly, but no later than thirty (30) days after each Quarterly Ending Date, provide the Quarterly Report and Certification Letter(s) to the Administrator and direct the Administrator to provide such Quarterly Report and Certification Letter(s) to the Issuer and the Dissemination Agent pursuant to subsection (c) below.

In all cases, each Reporting Party shall have the sole responsibility for the content, design and other elements comprising substantive contents of all of the Quarterly Information provided by such Reporting Party contained in the Quarterly Report.

(c) The Administrator shall provide to the Dissemination Agent, with a copy to each Reporting Party, no later than thirty-five (35) days after each Quarterly Ending Date, the Quarterly Report containing the information described in Section 3(d), the Certification Letter(s), if applicable, and written direction to the Dissemination Agent to file such report with the MSRB. The Dissemination Agent shall file the Quarterly Report and the Certification Letter(s), if applicable, with the MSRB and provide a copy of such report to the Issuer and the Participating Underwriter within ten (10) days of the Dissemination Agent's receipt thereof pursuant to this subsection 3(c); provided, however, that the Quarterly Report must be submitted to the MSRB not later than each Quarterly Filing Date. In the event that any Reporting Party or the Administrator does not provide the information required by subsection (a) or (b) of this Section 3, as applicable, in a timely manner and, as a result, either an incomplete Quarterly Report is filed with the MSRB, or a Quarterly Report is not filed with the MSRB by each Quarterly Filing Date, the Dissemination Agent shall, upon written direction from the applicable Reporting Party file a notice of failure to provide Quarterly Information or failure to file a Quarterly Report with the MSRB in substantially the form attached as Exhibit B, as soon as practicable. If incomplete Quarterly Information or no Quarterly Information is provided by any Reporting Party, the Dissemination Agent and any other Reporting Party who provided complete Quarterly Information shall not be responsible for the failure to submit a complete Quarterly Report to the MSRB. If each Reporting Party timely provides the required Quarterly Information to the Administrator as described in this Section 3, the failure of the Administrator to provide the Quarterly Report to the Dissemination Agent, or the failure of the Dissemination Agent to provide such report to the Participating Underwriter in a timely manner, shall not be deemed a default by the Reporting Parties under this Disclosure Agreement.

(d) Each Quarterly Report shall consist of the information listed in Exhibit A attached hereto.

SECTION 4. Event Reporting Obligations.

(a) Pursuant to the provisions of this Section 4, each of the following is a Developer Listed Event with respect to the Bonds:

(i) Failure to pay any real property taxes or Assessments levied within Improvement Area #1 on a parcel owned by the Developer; provided, however, that the exercise of any right of the Developer as a landowner within Improvement Area #1 to exercise legal and/or administrative procedures to dispute the amount or validity of all or any part of any real property taxes shall not be considered a Developer Listed Event under this Section nor a breach or default of this Disclosure Agreement;

(ii) Material damage to or destruction of any development or improvements within Improvement Area #1, including the Improvement Area #1 Projects, the MM Taylor Regional NSSA Improvements and the Amenities;

(iii) Material default by the Developer or any of the Developer's Affiliates on any loan with respect to the acquisition, development, or permanent financing of Improvement Area #1 undertaken by the Developer or any of the Developer's Affiliates;

(iv) Material default by the Developer or any of Developer's Affiliates on any loan secured by property within Improvement Area #1 owned by the Developer or any of the Developer's Affiliates;

(v) The bankruptcy, insolvency, or similar filing of the Developer or any of the Developer's Affiliates or any determination that the Developer or any of the Developer's Affiliates is unable to pay its debts as they become due;

(vi) The consummation of a merger, consolidation, or acquisition of the Developer, or the sale of all or substantially all of the assets of the Developer or any of the Developer's Affiliates, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(vii) The filing of any lawsuit with a claim for damages in excess of $1,000,000 against the Developer or any of the Developer's Affiliates that may adversely affect the completion of development of Improvement Area #1, or litigation that may materially adversely affect the financial condition of the Developer or any of the Developer's Affiliates;

(viii) Any change in the legal structure, chief executive officer, or controlling ownership of the Developer;

(ix) Any assignment and assumption of disclosure obligations under this Disclosure Agreement pursuant to Sections 5 or 6 hereof; and

(x) Early termination of or material default by a Homebuilder under a Lot Purchase Agreement.

(b) Pursuant to the provisions of this Section 4, each of the following occurrences related to any Significant Homebuilder is a Significant Homebuilder Listed Event with respect to the Bonds:

(i) Failure to pay any real property taxes or Assessments levied within Improvement Area #1 on a lot or parcel owned by such Significant Homebuilder; provided, however, that the exercise of any right of such Significant Homebuilder as a landowner within Improvement Area #1 to exercise legal and/or administrative procedures to dispute the amount or validity of all or any part of any real property taxes shall not be considered a Significant Homebuilder Listed Event under this Section nor a breach or default of this Disclosure Agreement;

(ii) The bankruptcy, insolvency, or similar filing of such Significant Homebuilder or any determination that such Significant Homebuilder is unable to pay its debts as they become due;

(iii) The consummation of a merger, consolidation, or acquisition involving such Significant Homebuilder or the sale of all or substantially all of the assets of the Significant Homebuilder, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(iv) Any change in the type of legal entity, chief executive officer, or controlling ownership of such Significant Homebuilder;

(v) Early termination of or material default by such Significant Homebuilder under a Lot Purchase Agreement; and

(vi) Any assignment and assumption of disclosure obligations under this Disclosure Agreement pursuant to Section 6 herein.

(c) Whenever a Reporting Party obtains knowledge of the occurrence of a Listed Event applicable to such Reporting Party, such Reporting Party shall promptly, and not more than five (5) Business Days after such Reporting Party obtains such knowledge, notify the Issuer, the Administrator and the Dissemination Agent in writing and the Reporting Party shall provide written direction to the Dissemination Agent to file a notice of such occurrence with the MSRB, in the manner hereinafter described, and provide a copy of such notice to the Issuer and the Participating Underwriter. Any such notice is required to be filed within ten (10) Business Days after the Reporting Party becomes aware of the occurrence of such Listed Event. If the Reporting Party timely notifies the Dissemination Agent of the occurrence of a Listed Event, as described in this Section 4, the failure of the Dissemination Agent to provide such notice to the Participating Underwriter in a timely manner shall not be deemed a default by such Reporting Party under this Disclosure Agreement.

The Developer and each other Reporting Party, if any, shall only be responsible for reporting the occurrence of a Listed Event applicable to such Reporting Party and shall not be responsible for reporting the occurrence of a Listed Event applicable to any other Reporting Party, regardless of if a Reporting Party is providing Quarterly Information on behalf of any other Reporting Party. Additionally, if a Significant Homebuilder does not execute the Significant Homebuilder Acknowledgement pursuant to Section 6 hereof, and, therefore, the Developer is reporting on behalf of the Significant Homebuilder, the Developer shall not be required to conduct an independent investigation of the occurrence of a Significant Homebuilder Listed Event.

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the applicable Reporting Party desires to make, the written authorization of such Reporting Party for the Dissemination Agent to disseminate such information as provided herein, and the date the Reporting Party desires for the Dissemination Agent to disseminate the information.

In all cases, the applicable Reporting Party shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures. In addition, the applicable Reporting Party shall have the sole responsibility to ensure that any notice required to be filed with the MSRB under this Section 4 is actually filed within ten (10) Business Days after such Reporting Party becomes aware of the Listed Event applicable to such Reporting Party.

(d) The Dissemination Agent shall, promptly, and not more than five (5) Business Days after obtaining actual knowledge of the occurrence of any Listed Event, notify in writing the Administrator and the applicable Reporting Party of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the applicable Reporting Party to do so. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Reporting Party and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the applicable Reporting Party as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred.

As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Participating Underwriter, the Administrator, the Issuer, any Reporting Party or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(e) If the Dissemination Agent has been instructed in writing by a Reporting Party to report the occurrence of a Listed Event in accordance with subsections (c) or (d) of this Section 4, the Dissemination Agent shall file a notice of such occurrence with the MSRB promptly after its receipt of such written instructions from such Reporting Party; provided that all such notices must be filed no later than the date specified in subsection (c) of this Section 4 for such Listed Event.

SECTION 5. Assumption of Reporting Obligations of Developer.

The Developer shall cause each Person who, through assignment, assumes the obligations, requirements, or covenants to construct one or more of the Improvement Area #1 Projects, the MM Taylor Regional NSSA Improvements or the Amenities to assume and comply with the disclosure obligations of the Developer under this Disclosure Agreement. The Developer shall deliver to the Dissemination Agent, the Administrator, and the Issuer a written acknowledgement from each Person who assumes the obligations, requirements, or covenants to construct one or more of the Improvement Area #1 Projects, the MM Taylor Regional NSSA Improvements or the Amenities in substantially the form attached as Exhibit E (the "Developer Acknowledgment"), acknowledging and assuming its obligations under this Disclosure Agreement. Pursuant to Section 4(a)(ix) above, the Developer shall direct the Dissemination Agent in writing to file a copy of each Developer Acknowledgment with the MSRB, in accordance with Sections 4(c) and 4(e) above. Upon any such transfer to a Person, and such Person's delivery of written acknowledgement of assumption of Developer's obligations under this Disclosure Agreement as to the property transferred, the Developer shall have no further obligation or liability for disclosures or other responsibilities under this Disclosure Agreement as to the property transferred or the obligations assigned. Notwithstanding anything to the contrary elsewhere herein, after such transfer of ownership, the Developer shall not be liable for the acts or omissions of such Person arising from or in connection with such disclosure obligations under this Disclosure Agreement.

SECTION 6. Assumption of Reporting Obligations by Significant Homebuilder.

(a) If a Homebuilder acquires ownership of real property in Improvement Area #1 resulting in such Homebuilder becoming a Significant Homebuilder, the Developer may (i) cause such Significant Homebuilder to comply with the Developer's disclosure obligations under Section 3 and Section 4(b) hereof, with respect to such acquired real property, until such party's disclosure obligations terminate pursuant to Section 7 of this Disclosure Agreement or (ii) elect to provide any or all Quarterly Information on behalf of such Significant Homebuilder; provided, however, that if the Developer initially elects to provide any or all Quarterly Information on behalf of such Significant Homebuilder, the Developer may elect in the future to cause such Significant Homebuilder to comply with the Developer's disclosure obligations, as described in (i) above.

(b) If the Developer elects to cause a Significant Homebuilder to comply with the Developer's disclosure obligations, as described in (i) above, the Developer shall deliver to the Dissemination Agent, Administrator and the Issuer a written acknowledgement from each Significant

Homebuilder, in substantially the form attached as Exhibit F, acknowledging and assuming the Developer's obligations under this Disclosure Agreement with respect to the real property transferred (the "Significant Homebuilder Acknowledgment"). Pursuant to Section 4(a)(ix) above, the Developer shall provide written direction to the Dissemination Agent to file a copy of the Significant Homebuilder Acknowledgment with the MSRB, in accordance with Section 4(c) above. Upon any such transfer to a Significant Homebuilder and such Significant Homebuilder's delivery of the Significant Homebuilder Acknowledgment, the Developer shall have no further obligation or liability for disclosures or other responsibilities under this Disclosure Agreement as to the property transferred or the obligations assigned. The Developer shall remain obligated with respect to any real property acquired by a Significant Homebuilder until the Significant Homebuilder Acknowledgement with respect to such real property is delivered to the Dissemination Agent, Administrator, the Issuer and the MSRB, in accordance with this Section 6(b).

(c) Notwithstanding anything to the contrary elsewhere herein, after such transfer of ownership of real property, the Developer shall not be liable for the acts or omissions of such Significant Homebuilder arising from or in connection with such disclosure obligations under this Disclosure Agreement.

SECTION 7. Termination of Reporting Obligations.

(a) The reporting obligations of a Reporting Party under this Disclosure Agreement shall terminate upon the earlier of (i) the date when none of the Bonds remain Outstanding, (ii) when the Reporting Party, including their respective affiliates and/or successors and assigns, no longer owns 30 or more single family residential lots within Improvement Area #1, as of each Quarterly Ending Date, or (iii) the Issuer's issuance of the certificate of occupancy for the last single family residential lot or parcel owned by the Reporting Party, including their respective Affiliates and/or successors and assigns, respectively; provided, however, if the Developer elects to provide any or all Quarterly Information on behalf of a Significant Homebuilder in accordance with Section 6(a) above, the reporting obligations of the Developer under this Disclosure Agreement shall terminate upon the earlier of (i) the date when none of the Bonds remain Outstanding, (ii) when the Developer and such Significant Homebuilder(s) (on behalf of whom the Developer is reporting), including their respective affiliates and/or successors and assigns, collectively no longer own 30 or more single family residential lots within Improvement Area #1, as of each Quarterly Ending Date, or (iii) the Issuer's issuance of the certificate of occupancy for the last single family residential lot or parcel owned by the Developer and such Significant Homebuilder(s) (on behalf of whom the Developer is reporting), including their respective affiliates and/or successors and assigns.

(b) Upon receipt of written notice from a Reporting Party or the Dissemination Agent that the reporting obligations of a Reporting Party have terminated in accordance with subsection (a) of this Section 7, the Administrator shall provide written notice to the applicable Reporting Party, the Participating Underwriter, the Issuer, and the Dissemination Agent in substantially the form attached as Exhibit C, thereby terminating such Reporting Party's reporting obligations under this Disclosure Agreement (the "Termination Notice"). If such Termination Notice with respect to a Reporting Party occurs while any of the Bonds remain Outstanding, the Administrator shall immediately provide, or cause to be provided, the Termination Notice to the Dissemination Agent, and the Dissemination Agent shall provide such Termination Notice to the MSRB, the Issuer, the Trustee, the applicable Reporting Party and the Participating Underwriter on or before the next succeeding Quarterly Filing Date.

(c) The obligations of the Administrator and the Dissemination Agent under this Disclosure Agreement shall terminate upon, the earlier of (i) the date when none of the Bonds remain Outstanding, or (ii) termination of all Reporting Parties' reporting obligations in accordance with subsection (a) of this Section 7 and any Termination Notice required by subsection (b) of this Section 7 has been provided to the MSRB, the Issuer, the Trustee, the Dissemination Agent, the Reporting Parties, and the Participating Underwriter, as applicable.

SECTION 8. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist the Developer and any other Reporting Party in carrying out their obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign at any time with thirty (30) days' notice to the Issuer, the Developer, and the Administrator; provided, that if the Issuer is the Dissemination Agent, the Issuer may not resign without first appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.

SECTION 9. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Developer, the Administrator, and the Dissemination Agent may jointly amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested in writing by the Developer or the Administrator), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3 or 4, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of a Reporting Party, or the type of business conducted; and

(b) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds. No amendment which adversely affects the Issuer may be made without the Issuer's prior written consent.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Administrator shall describe such amendment in the next related Quarterly Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type of financial information or operating data being presented by the Developer. The Developer shall provide, or cause to be provided, at its cost and expense, an executed copy of any amendment or waiver entered into in accordance with this Section 9 to the Issuer, the Administrator, the Dissemination Agent, and the Participating Underwriter.

SECTION 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent a Reporting Party from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in addition to that which is required by this Disclosure Agreement. If any

Reporting Party chooses to include any information in any Quarterly Report or notice of occurrence of a Developer Listed Event or Significant Homebuilder Listed Event, as applicable, in addition to that which is specifically required by this Disclosure Agreement, such Reporting Party shall have no obligation under this Disclosure Agreement to update such information or include it in any future Quarterly Report or notice of occurrence of a Developer Listed Event or Significant Homebuilder Listed Event.

SECTION 11. Content of Disclosures. In all cases, the Developer or Significant Homebuilder, as applicable, shall have the sole responsibility for the content, design, and other elements comprising substantive contents of all disclosures provided on their behalf by a Reporting Party provided hereunder.

SECTION 12. Default. In the event of a failure of any Reporting Party or the Administrator to comply with any provision of this Disclosure Agreement, (i) the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and (ii) at the request of any Participating Underwriter or the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction, the Dissemination Agent shall take such actions as may be necessary and appropriate to cause the applicable Reporting Party, and/or the Administrator to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of a Reporting Party, or the Administrator to comply with this Disclosure Agreement shall be an action to mandamus or specific performance. A default under this Disclosure Agreement shall not be deemed a default under the Disclosure Agreement of Issuer, and a default under the Disclosure Agreement of Issuer shall not be deemed a default under this Disclosure Agreement. Additionally, a default by any Reporting Party of its obligations under this Disclosure Agreement shall not be deemed a default by any other Reporting Party of under this Disclosure Agreement.

SECTION 13. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not be responsible in any manner for the content of any notice or report (including without limitation the Quarterly Report) prepared by the Developer, Significant Homebuilder, and/or the Administrator pursuant to this Disclosure Agreement. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. The Developer agrees to indemnify and hold harmless the Dissemination Agent, its officers, directors, employees, and agents against any loss, expense, and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Developer under this Section shall survive termination of this Disclosure Agreement, resignation or removal of the Dissemination Agent, and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Dissemination Agent shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the

Dissemination Agent hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Dissemination Agent and believed to be genuine and to have been signed or presented by the proper party or parties.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. The Developer agrees to indemnify and hold harmless the Administrator, its officers, directors, employees, and agents against any loss, expense, and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's breach, negligence, or willful misconduct. The obligations of the Developer under this Section shall survive termination of this Disclosure Agreement, resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

(c) The Dissemination Agent or the Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Dissemination Agent and Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The Developer, the Administrator, and the Dissemination Agent agree that the legal expenses of the Dissemination Agent or the Administrator to which it is expressly entitled to be paid pursuant to this paragraph 13(c) are Annual Collection Costs.

(d) UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR, THE DEVELOPER, OR ANY SIGNIFICANT HOMEBUILDER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY OTHER PARTY TO THIS DISCLOSURE AGREEMENT OR A SIGNIFICANT HOMEBUILDER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION, EXCEPT AS DESCRIBED IN SECTION 12 WITH RESPECT TO THE DISSEMINATION AGENT.

SECTION 14. No Personal Liability. No covenant, stipulation, obligation, or agreement of any Reporting Party, the Administrator, or the Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation, or agreement of any present or

future officer, agent, or employee of the Reporting Party, the Administrator, or the Dissemination Agent in other than that person's official capacity.

SECTION 15. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act, or action, or part thereof, made, assumed, entered into, or taken thereunder, or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act, or action, or part thereof, made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act, or action, or part thereof, is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act, or action, or part thereof, shall be deemed to be effective, operative, made, entered into, or taken in the manner and to the full extent permitted by law.

SECTION 16. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Reporting Parties, the Administrator, the Dissemination Agent, the Issuer, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 17. Dissemination Agent Compensation. The fees and expenses incurred by the Dissemination Agent for its services rendered in accordance with this Disclosure Agreement constitute Annual Collection Costs and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent, but only with funds to be provided from the Annual Collection Costs component of the Annual Installments collected from the property owners in Improvement Area #1, for the fees and expenses for its services rendered in accordance with this Disclosure Agreement.

SECTION 18. Administrator Compensation. The fees and expenses incurred by the Administrator for its services rendered in accordance with this Disclosure Agreement constitute Annual Collection Costs and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Administrator has entered into a separate agreement with the Issuer, which agreement governs the administration of Improvement Area #1, including the payment of the fees and expenses of the Administrator for its services rendered in accordance with this Disclosure Agreement.

SECTION 19. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 20. Notice. Any written notice required to be given or made hereunder among or between any of the Reporting Parties, the Administrator, the Dissemination Agent and/or Participating Underwriter, shall be given or made by e-mail, hand delivery, overnight courier, or by United States mail, certified or registered mail, return receipt requested, postage prepaid, at the addresses listed below or at such other addresses as any be specified in writing by any party hereto to the other parties hereto.

If the required notice is provided or delivered by e-mail, the sender must request a read or delivery receipt from the recipient confirming that the recipient received the e-mail or the e-mail was delivered with such notice. Failure of any party to this Disclosure Agreement or Significant Homebuilder to provide proof of an e-mail read receipt or delivery receipt does not constitute a breach or default by such party or Significant Homebuilder under this Disclosure Agreement.

If to Developer:	MM Taylor Ranch 496, LLC Attn: Matthew Dawson 1800 Valley View Lane, Ste. 300 Farmers Branch, Texas 75234 E-mail: mdawson@centurionamerican.com
With a copy to:	Texas Real Estate Law Attn: Caitlin Simmons 1800 Valley View Lane, Ste. 360 Farmers Branch, Texas 75234 E-mail: caitlin@txreallaw.com
If to the Trustee:	U.S. Bank Trust Company, National Association Attn: Global Corporate Trust 1255 Corporate Drive, 6th Floor Irving, Texas 75038 E-mail: misty.gutierrez@usbank.com
With a copy to:	U.S. Bank Trust Company, National Association Attn: Bond Operations 111 Fillmore Avenue East St. Paul, Minnesota 55107-1402
If to the Dissemination Agent:	HTS Continuing Disclosure Services Attn: Tanya Calvit 717 North Harwood Street, Suite 3400 Dallas, Texas 75201 E-mail: Tanya.calvit@hilltopsecurities.com
If to Administrator:	P3Works, LLC 9284 Huntington Square, Ste 100 North Richland Hills, Texas 76182 E-mail: admin@p3-works.com
If to the Issuer:	City of Gunter Attn: Eric Wilhite 105 N. 4th Street Gunter, Texas 75058 E-mail: Eric.wilhite@ci.gunter.tx.us

If to Participating Underwriter: FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034
E-mail: Tdavenport@fmsbonds.com

SECTION 21. Term of Disclosure Agreement. Except for surviving indemnities of the parties to this Disclosure Agreement, this Disclosure Agreement terminates on the earlier of (i) the first date on which none of the Bonds remain Outstanding and (ii) the first date on which the reporting obligations of all Reporting Parties have terminated in accordance with the terms of this Disclosure Agreement.

SECTION 22. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Developer, the Administrator, and the Dissemination Agent agree that electronic signatures to this Disclosure Agreement may be regarded as original signatures.

Signature pages follow.

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
Dissemination Agent

By: _____
Authorized Officer

DEVELOPER:

MM Taylor Ranch 496, LLC,
a Texas limited liability company

MM Kaufman 1132, LLC, a Texas limited liability company, Its Manager

By: MMM Ventures, LLC, a Texas limited liability company,
Its Manager

By: 2M Ventures, LLC, a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Title: President

P3Works, LLC,
Administrator

By: _____
Name: _____
Title: _____

EXHIBIT A

CITY OF GUNTER, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1 PROJECT)

DEVELOPER QUARTERLY REPORT
[*INSERT QUARTERLY ENDING DATE*]

Delivery Date: _____, 20__

CUSIP Numbers: [Insert CUSIP Numbers]

DISSEMINATION AGENT
Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address:
City:
Telephone:
Contact Person: Attn:

I. Expenditures Paid from Accounts under Indenture

1. TOTAL BUDGETED COSTS REQUIRED TO COMPLETE IMPROVEMENT AREA #1 PROJECTS: $_____

2. Of the budgeted costs for Improvement Area #1 Projects shown in the Service and Assessment Plan:

    a. Actual costs drawn from the Improvement Area #1 Projects Account: $_____

II. Status of Improvement Area #1 Projects

Projected/actual completion date of the Improvement Area #1 Projects

1. [Actual/Expected] date of completion of the Improvement Area #1 Projects: [_____]
2. Explanation of any delay/change in projected completion date since last Quarterly Report was filed: [_____]

III. Status of the MM Taylor Regional NSSA Improvements, the Phase 1 MM Platinum Regional NSSA Improvements and Initial Water Wells

Projected/actual completion date of the MM Taylor Regional NSSA Improvements

1. [Actual/Expected] date of completion of the MM Taylor Regional NSSA Improvements: [_____]
2. Explanation of any delay/change in projected completion date since last Quarterly Report was filed: [_____]

Projected/actual completion date of the Phase 1 MM Platinum Regional NSSA Improvements

1. [Actual/Expected] date of completion of the Phase 1 MM Platinum Regional NSSA Improvements: [_____]
2. Explanation of any delay/change in projected completion date since last Quarterly Report was filed: [_____]

Projected/actual completion date of the Initial Water Wells

1. [Actual/Expected] date of completion of the Initial Water Wells: [_____]
2. Explanation of any delay/change in projected completion date since last Quarterly Report was filed: [_____]

IV. Unit Mix in Improvement Area #1

Product Type	Number of Units
Single Family __'	
Single Family __'	

V. Lot Status in Improvement Area #1

Of the 301 lots in Improvement Area #1, what is the status:

1. Planned lots as of the date of issuance of the Bonds: 301
2. Planned lots as of the date of this Quarterly Report: _____
3. Lots developed: _____
4. Lots platted: _____
5. Expected completion date of all lots in Improvement Area #1 (if incomplete): _____

VI. Ownership of Lots/Units in Improvement Area #1

PLANNED LOTS IN IMPROVEMENT AREA #1: 301

Of the 301 lots in Improvement Area #1:

1. Number of lots owned by the Developer: _____
2. Number of lots under contract but not closed to Homebuilder(s): _____

3. Number of lots owned by all Homebuilder(s): _____[1]
    a. a. Number of lots owned by [*insert name of Homebuilder*]: _____[2]
    b. b. Number of lots owned by [*insert name of Homebuilder*]: _____
4. Number of units owned by homeowners: _____

VII. Home Sales Information in Improvement Area #1

PLANNED HOMES IN IMPROVEMENT AREA #1: 301

Of the 301 homes planned for Improvement Area #1:

1. How many total building permits were issued **during the current quarter**? _____
    a. Number of building permits issued during the current quarter for [*insert name of Homebuilder*]: _____[2]
    b. Number of building permits issued during the current quarter for [*insert name of Homebuilder*]: _____[2]
2. How many total homes have closed with homebuyers **during the current quarter**? _____
    a. Number of homes closed with homebuyers during the current quarter for [*insert name of Homebuilder*]: _____[2]
    b. Number of homes closed with homebuyers during the current quarter for [*insert name of Homebuilder*]: _____][2]
3. How many total homes have closed with homebuyers **cumulatively**? _____
    a. Number of homes closed with homebuyers cumulatively for [*insert name of Homebuilder*]: _____[2]
    b. Number of homes closed with homebuyers cumulatively for [*insert name of Homebuilder*]: _____[2]

VIII. Amenities[3]

TOTAL [EXPECTED/ACTUAL] COSTS OF AMENITIES: $[_____]

Of the $[_____] [expected/actual] costs of the Amenities:

1. Amount spent as of Quarterly Ending Date: $[_____]
2. [Actual/Expected] completion date of Amenities: [_____]

[1] If Developer is using EMMA filing assistance software, a chart containing the Quarterly Information provided under this item will be generated. If Developer is not using EMMA filing assistance software, Developer shall prepare a chart containing such Quarterly Information.

[2] Include a line item for each individual Homebuilder.

[3] Amenities means amenity center (with a swimming pool, shade structures, restrooms and a play area), the trail, the dog park, and the open space park.

IX. Material Changes

Describe any material changes, if applicable:

1. **Permits and Approvals** - Since the issuance of the Bonds, have there been any material changes to permits or development approvals (including any zoning) impacting the development of the land subject to the Assessments securing the Bonds, which were not disclosed in a previously filed Quarterly Report? If so, describe the material changes.
2. **Mortgage Loans** - Since the issuance of the Bonds, have there been any material changes to mortgage loans (whether changes to an existing loan or incurrence of a new mortgage loan), if applicable, for the land subject to the Assessments securing the Bonds, which were not disclosed in a previously filed Quarterly Report? If so, describe the material changes.

3. **Builder Contracts** - Since the issuance of the Bonds, have there been any material changes to builder contracts (including but not limited to changes to price, substantial completion dates, number of lots, or other terms) with respect to the land subject to the Assessments securing the Bonds, which were not disclosed in a previously filed Quarterly Report? If so, describe the material changes.

4. **Ownership** - Since the issuance of the Bonds, other than a sale to a homebuilder pursuant to a Lot Purchase Agreement, has there been any sale, assignment or transfer of ownership of lands subject to the Assessments securing the Bonds by the Developer to any third-party developer/land bank, which was not disclosed in a previously filed Quarterly Report? If so, provide the name of the third-party and indicate whether this third-party developer/land bank has executed a Developer Acknowledgement pursuant to the Disclosure Agreement.

5. **Completion Agreement** – Is the Developer required to provide Evidence of Available Funds, as defined in and pursuant to the Completion Agreement? If so, attach the Available Funds Certification to identify the available sources of funding and provide the amount of funding needed to complete the MM Taylor Regional NSSA Improvements and the Phase 1 MM Platinum Regional NSSA Improvements. If the MM Taylor Regional NSSA Improvements and the Phase 1 MM Platinum Regional NSSA Improvements have been completed, please provide evidence of acceptance of such Improvements from Mustang Special Utility District.

6. **Amendments** – Since the issuance of the Bonds and except as otherwise disclosed in a previously filed Quarterly Report, (i) describe any amendments or waivers to any provision of the Disclosure Agreement, including a narrative explanation of the reason for the amendment or waiver and its impact on the type of financial information or operating data being presented by the Reporting Parties and (ii) include a copy of the amendment, as applicable.

7. **Other** – Provide any other material information that should be disclosed.

EXHIBIT B

NOTICE TO MSRB OF FAILURE TO
[PROVIDE QUARTERLY INFORMATION][FILE QUARTERLY REPORT]

[DATE]

Name of Issuer:	City of Gunter, Texas
Name of Bond Issue:	Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project) (the "Bonds")
CUSIP Numbers:	[insert CUSIP Numbers]
Date of Delivery:	_____, 20__

NOTICE IS HEREBY GIVEN that _____, a _____ (the ["Developer[1]"] ["Significant Homebuilder"]) has not provided the [Quarterly Information][Quarterly Report] [the [Quarterly Information][Quarterly Report] was not filed in a timely manner due to [_____]] for the period ending on [*Insert Quarterly Ending Date*] with respect to the Bonds as required by the Continuing Disclosure Agreement of Developer related to such Bonds, by and among MM Taylor Ranch 496, LLC, a Texas limited liability company (the "Developer"), P3Works, LLC, as Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent. The [Developer][Homebuilder] anticipates that the [Quarterly Information][Quarterly Report] will be [provided][filed] by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
on behalf of the Developer,
as Dissemination Agent

By: _____

Title: _____

cc: City of Gunter, Texas

[1] If applicable, replace with applicable successor(s)/assign(s).

EXHIBIT C

TERMINATION NOTICE

[DATE]

Name of Issuer:	City of Gunter, Texas
Name of Bond Issue:	Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project) (the "Bonds")
CUSIP Numbers.	[insert CUSIP Numbers]
Date of Delivery:	_____, 20__

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
717 North Harwood Street, Suite 3400
Dallas, Texas 75201

City of Gunter, Texas
105 N. 4th Street
Gunter, Texas 75058

MM Taylor Ranch 496, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234

[Significant Homebuilder]

NOTICE IS HEREBY GIVEN that _____, a _____ (the ["Developer[1]"] ["Significant Homebuilder"]) is no longer responsible for providing [any Quarterly Information][the Quarterly Report] with respect to the Bonds, thereby terminating such party's reporting obligations under the Continuing Disclosure Agreement of Developer related to such Bonds, by and among MM Taylor Ranch 496, LLC, a Texas limited liability company (the "Developer"), P3Works, LLC, as Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent.

Dated: _____

P3Works, LLC
on behalf of [Developer] [Significant Homebuilder],
as Administrator)

By: _____

Title: _____

[1] If applicable, replace with applicable successor(s)/assign(s).

EXHIBIT D

CERTIFICATION LETTER

[DATE]

Name of Issuer:	City of Gunter, Texas
Name of Bond Issue:	Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)
CUSIP Numbers:	[insert CUSIP Numbers]
Quarterly Ending Date:	_____, 20__

Re: Quarterly Report for Taylor Ranch Public Improvement District – Improvement Area #1

To whom it may concern:

Pursuant to the Continuing Disclosure Agreement of Developer related to the captioned Bonds by and among MM Taylor Ranch 496, LLC, a Texas limited liability company[1] (the "Developer"), P3Works, LLC, as Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent, this letter constitutes the certificate stating that the Quarterly Information, provided by [Developer][_____, as a "Significant Homebuilder"], contained in this Quarterly Report herein submitted by the Administrator, on behalf of the [Developer][Significant Homebuilder], constitutes the [portion of the] Quarterly Report required to be furnished by the [Developer][Significant Homebuilder]. Any and all Quarterly Information, provided by the [Developer][Significant Homebuilder], contained in this Quarterly Report for the three month period ending on [*Insert Quarterly Ending Date*], to the best of my knowledge, is true and correct, as of [insert date].

Please do not hesitate to contact our office if you have and questions or comments.

MM TAYLOR RANCH 496, LLC,
a Texas limited liability company

MM Kaufman 1132, LLC, a Texas limited liability company, Its Manager

By: MMM Ventures, LLC, a Texas limited liability company,
Its Manager

By: 2M Ventures, LLC, a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Title: President

[1] If applicable, replace with applicable successor(s)/assign(s).

[OR
SIGNIFICANT HOMEBUILDER
(as Significant Homebuilder)]

By: _____
Name: _____
Title: _____

EXHIBIT E

FORM OF ACKNOWLEDGEMENT OF ASSIGNMENT OF DEVELOPER REPORTING OBLIGATIONS

[DATE]

[INSERT ASSIGNEE CONTACT INFORMATION]

Re: Taylor Ranch Public Improvement District – Improvement Area #1 – Continuing Disclosure Obligation

Dear _____,

Per [*Insert name of applicable agreement*], as of _____, 20__, you have been assigned and have assumed the obligations, requirements, or covenants to construct one or more of the Improvement Area #1 Projects, the MM Taylor Regional NSSA Improvements or the Amenities (as those terms are defined in the Disclosure Agreement of Developer (as defined herein)) within Improvement Area #1 of the Taylor Ranch Public Improvement District (the "District").

Pursuant to Section 2 of the Continuing Disclosure Agreement of Developer (the "Disclosure Agreement of Developer") by and among MM Taylor Ranch 496, LLC, a Texas limited liability company (the "Developer"), P3Works, LLC (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. (the "Dissemination Agent"), with respect to the "City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)," any person that, through assignment, assumes the obligations, requirements, or covenants to construct one or more of the Improvement Area #1 Projects, the MM Taylor Regional NSSA Improvements or the Amenities is defined as a Developer.

As a Developer, pursuant to Section 5 of the Disclosure Agreement of Developer, you acknowledge and assume the reporting obligations of the Disclosure Agreement of Developer for the property which is owned as detailed in the Disclosure Agreement of Developer, which is included herewith.

Sincerely,

MM TAYLOR RANCH 496, LLC,
a Texas limited liability company

MM Kaufman 1132, LLC, a Texas limited liability company, Its Manager

By: MMM Ventures, LLC, a Texas limited liability company,
Its Manager

By: 2M Ventures, LLC, a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Title: President

Acknowledged by:
[INSERT ASSIGNEE NAME]
By: _____
Title: _____

EXHIBIT F

FORM OF SIGNIFICANT HOMEBUILDER ACKNOWLEDGEMENT

[DATE]

[INSERT SIGNIFICANT HOMEBUILDER CONTACT INFORMATION]

Re: Taylor Ranch Public Improvement District – Improvement Area #1 – Continuing Disclosure Obligation

Dear _____,

As of _____, 20__, you own ____ lots within Improvement Area #1 of Taylor Ranch Public Improvement District (the "District"). Pursuant to Section 2 of the Continuing Disclosure Agreement of Developer related to the hereinafter defined Bonds (the "Disclosure Agreement of Developer") by and among MM Taylor Ranch 496, LLC, a Texas limited liability company (the "Developer"), P3Works, LLC (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. (the "Dissemination Agent"), with respect to the "City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)" (the "Bonds") any entity that owns 30 or more of the single family residential lots within Improvement Area #1 of the District is defined as a Significant Homebuilder.

As a Significant Homebuilder, pursuant to Section 6 of the Disclosure Agreement of Developer, you acknowledge and assume the reporting obligations under Sections 3(d) and 4(b) of the Disclosure Agreement of Developer for the property which is owned as detailed in the Disclosure Agreement of Developer, which is included herewith.

Sincerely,

MM Taylor Ranch 496, LLC,
a Texas limited liability company

MM Kaufman 1132, LLC, a Texas limited liability company, Its Manager

MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC
Name: a Delaware limited liability company
Title: Its Manager

By: _____
Name: Mehrdad Moayedi
Title: President

Acknowledged by:
[INSERT ASSIGNEE NAME]
By: _____
Title" _____

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APPENDIX E

APPRAISAL

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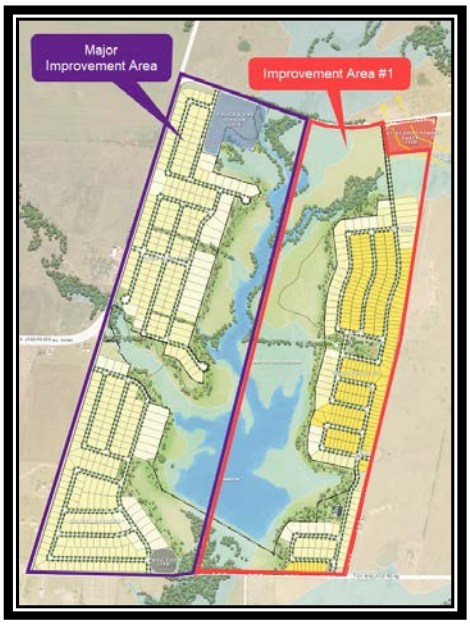
APPRAISAL REPORT

PROJECT # A26-0505-04



TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT
301 PROSPECTIVE RESIDENTIAL LOTS ON APPROXIMATELY 229.792 ACRES IN IMPROVEMENT AREA #1, AND 348 RESIDENTIAL PAPER LOTS ON APPROXIMATELY 261.631-AC IN THE MAJOR IMPROVEMENT AREA
GUNTER, TX 75058

FOR:

FMSBONDS, INC.
5 COWBOYS WAY, SUITE 300-25
FRISCO, TEXAS 75034

EFFECTIVE DATE OF APPRAISAL:
DECEMBER 1, 2027 (DATE OF SUBSTANTIAL COMPLETION) FOR 301 RESIDENTIAL LOTS, AND FOR MAJOR IMPROVEMENT RELATING TO 348 RESIDENTIAL PAPER LOTS

PREPARED BY:
JAMES L. MAIBACH, CPM, STATE CERTIFIED GENERAL REAL ESTATE APPRAISER,
LESLIE TOLLIVER, STATE CERTIFIED GENERAL REAL ESTATE APPRAISER,
JORDAN TYLER, STATE LICENSED RESIDENTIAL REAL ESTATE APPRAISER, AND
BRANDON LAWSON, APPRAISER TRAINEE
OF:

PEYCO SOUTHWEST REALTY, INC.
1703 NORTH PEYCO DRIVE
ARLINGTON, TEXAS 76001

June 22, 2026

Mr. R.R "Tripp" Davenport, III
Director
FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034
tdavenport@fmsbonds.com

SUBJECT: Prospective Market Value "Upon Completion" Appraisal
Taylor Ranch Public Improvement District, Improvement Area #1 and Major Improvement Area
Gunter, Grayson County, Texas

Mr. Davenport,

At your request, we have inspected and appraised the above-referenced property. The purpose of the appraisal is to develop an opinion of prospective market value of the Fee Simple interest of the 301 residential lots located in Phase 1 (Improvement Area #1) of the Taylor Ranch Public Improvement District (Referred to as "Taylor Ranch PID"), and the prospective market value of 348 residential paper lots on approximately 261.631-acres in the Major Improvement Area (MIA). Taylor Ranch PID has a total of 491.423-acres consisting of the following is valued herein:

- Prospective Market Value "Upon Completion" as of **December 1, 2027 for 301 detached residential lots in Improvement Area #1 on approximately 229.792 acres. The lots are as follows:**
  - **221 lots with 50-foot frontages**
  - **65 lots with 80-foot frontages, and**
  - **15 lots with 100-foot frontages**
- Prospective Market Value "Upon Completion" as of **December 1, 2027 for 348 detached residential paper lots of various sizes on approximately 261.631 acres within the Major Improvement Area**

Note: A paper lot consists of a portion of land with the necessary legal (zoning and platting) and engineering entitlements (site plan approvals) in place but lacking the necessary direct improvements (such as earthwork, erosion control, drainage, retaining walls, and landscaping in addition to lacking direct access from a paved street and utilities) to develop a lot with a residence. The paper lots have access to utilities stubbed nearby and have a status between raw ground and a fully developed lot upon which home construction can begin.

The client for the assignment is FMSbonds, Inc., The intended users are FMSbonds, Inc. and the City of Gunter. The intended use is underwriting of a proposed Public Improvement District bond transaction. This appraisal is not for purposes of determining the amount of any assessments to be levied by the City of Gunter or Grayson County, nor is it the basis of a determination of the benefit of any constructed or installed public improvements will have on properties within Taylor Ranch PID.

At Substantial Completion, which is December 1, 2027 for Improvement Area #1 of the Taylor Ranch PID, and for the Major Improvement Area, the subject property is expected to consist of the infrastructure necessary to provide residential streets, drainage, and utilities to the individual lots within Taylor Ranch PID. Each of the lots are located in Gunter Independent School District.

Taylor Ranch Public Improvement District

Taylor Ranch PID is comprised of a total of approximately 491.423 contiguous acres of land with an estimated build-out of 221 detached single-family residential 50-foot frontage lots, 65 detached single-family residential 80-foot frontage lots, and 15 detached single-family residential 100-foot frontage (FF) lots totaling 301 improved residential lots within Improvement Area #1 on approximately 229.792-acres, along with 348 paper lots on approximately 261.631-acres within the Major Improvement Area of Taylor Ranch PID located in the City of Gunter, Grayson County, Texas. The subject property of this assignment - Taylor Ranch PID - will be developed in multiple phases.

Within Improvement Area #1, each of the 50-FF lot types will have an average of 6,250-square feet (SF), 80-FF lot types will have an average of 10,000-SF, and each of the 100-FF lot types will have an average of 12,500-SF in size. The average lot depths for each of the 50-FF, 80-FF and the 100-FF lots of the subject property will be 125' in depth. We have considered any difference in market value based on lot depth is marginal, and other attributes, such as overall situs of the PID, are more important to the market value consideration of a single lot.

Within the Major Improvement Area, the subject property contains approximately 261.631 acres and is projected to contain approximately 348 residential paper lots of various sizes and the development will be in multiple phases. The breakdown of the subject property improved lots within each phase are as follows:

Taylor Ranch PID Projected Phases			
		Major Improvement Area Paper Lots	
Lot Type	***Phase 1***	***Future Phases***	***Total***
50-FF	221	0	221
80-FF	65	300	365
100-FF	15	48	63
Improvement Area #1 Total	**301**		
Total Major Improvement Area Paper Lots		**348**	**348**
Total Lots at Taylor Ranch PID			**649**

The focus of our appraisal of the Taylor Ranch PID for Improvement Area #1 and the Major Improvement Area Paper Lots are as follows:

Taylor Ranch PID					
Area Type	**Size (Acres)**	**50' Lot Type**	**80' Lot Type**	**100' Lot Type**	**Total Lots Appraised**
Improvement Area #1	*229.792-AC*	***221***	***65***	***15***	***301***
Major Improvement Area Paper Lots	**261.631-AC**	0	300	48	***348***

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following **Extraordinary Assumptions** that may affect the assignment results. An Extraordinary Assumption is uncertain information accepted as fact. If the assumption is found to be false as of the Effective Date of the appraisal, we reserve the right to modify our value conclusions. Extraordinary Assumptions are used in this assignment because the improved residential lots to be delivered by the date utilized in this report are currently incomplete for Improvement Area #1 and the Major Improvement Area as of the report date.

- Our opinions of prospective market value at completion assumes that the proposed improvements are completed in accordance with plans and specifications by KFM Engineering & Design, the Professional Engineers, as of March 26, 2026 for 301 improved residential lots in Improvement Area #1 and 348 paper lots within the Major Improvement Area in Taylor Ranch PID.
- All information relative to the property located within Taylor Ranch PID including land areas, lot totals, lot sizes, and other pertinent data that was provided by MM Taylor Ranch 496, LLC (Owner/Developer), KFM Engineering & Design (Professional Engineers), Geer Surveying and Engineering (Professional Surveyor), the City of Gunter, Grayson County, and the Grayson Central Appraisal District is assumed to be correct.
- The subject is proposed residential lots construction with an expected prospective completion date of December 1, 2027 for Improvement Area #1 and the Major Improvements benefitting the Major Improvement Area; therefore, this report contains a prospective opinion of value. Considering this, we have assumed that the market conditions as discussed and considered within this report will be similar on the prospective valuation date. Further, we cannot be held responsible for unforeseeable global events that alter market conditions prior to the prospective Effective Date.
- Following discussions with the client, 29.27 acres within IA #1 are planned to be reclaimed for residential lot development. As of the Effective Date of this report, the project has not yet received a Letter of Map Revision (LOMR). However, the LOMR is anticipated upon completion of grading. Accordingly, this report is prepared under the Extraordinary Assumption that the proposed Taylor Ranch PID development will obtain the LOMR and reclaim the 29.27 acres in IA #1.

The use of these Extraordinary Assumptions has affected assignment results.

In addition to the Extraordinary Assumptions, the value conclusions are based on the following **Hypothetical Conditions** that may affect the assignment results. A Hypothetical Condition is a condition contrary to known fact on the Effective Date of the appraisal but is supposed for the purpose of analysis.

- No Hypothetical Conditions are used in this report.

This appraisal report is intended to conform with the 2026-2027 Uniform Standards of Professional Appraisal Practice (USPAP) and applicable state appraisal regulations. To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. Based upon the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our final value conclusion as of the Expected Substantial Completion Date are as follows:

TAYLOR RANCH PID, GUNTER, IMPROVEMENT AREA #1					
Total Lots	**Feet Frontage (FF)**	**Retail Price/Lot**	**Effective Date**	**Price/FF ($/FF)**	**Total Retail Value ($)**
221	50 FF	$108,500	December 1, 2027	$2170/FF	$23,978,500
65	80 FF	$168,000	December 1, 2027	$2100/FF	$10,920,000
15	100 FF	$208,000	December 1, 2027	$2080/FF	$3,120,000
301					***$38,018,500***
Amenity Fee Reimbursement				$2,500/per lot	$752,500
Marketing Fee Reimbursement				$500/per lot	$150,500
Total Retail Lot Value					**$38,921,500**

After considering discount cash flows, our final value conclusion "Upon Completion" is shown below:

FINAL MARKET VALUE CONCLUSION TAYLOR RANCH PID			
	Cost	***Sales***	***Income (Subdivision)***
Fee Simple Interest, Complete December 1, 2027	***N/A***	***N/A***	***$34,585,000 ($114,900/Lot)***
Improvement Area #1			
301 Improved Residential Lots in Improvement Area #1			
Fee Simple Interest, Complete December 1, 2027	***$16,208,800 ($62,000/Acre; $46,500/Lot)***	***N/A***	***N/A***
Major Improvement Area			
348 Residential Paper Lots on ~261.631 Acres			

Attached is our Appraisal Report which summarizes the investigation and analyses undertaken in arriving at our value conclusions. Should you have any questions, please contact our office.

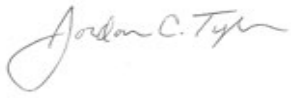
Respectfully submitted,

Peyco Southwest Realty

APPRAISERS SIGNATURES AND LICENSE NUMBERS ON THE FOLLOWING PAGE:

James L. Maibach, C.P.M
TX-1323658-CG
State Certified General Real Estate Appraiser

Leslie Tolliver
TX-1381494-CG
State Certified General Real Estate Appraiser
Candidate for Designation, Appraisal Institute



Jordan Tyler
TX-1350907-L
State Licensed Residential Appraiser

Brandon Lawson

Brandon Lawson
TX-1343865-T
Appraiser Trainee
Associate Member, Appraisal Institute

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EXECUTIVE SUMMARY

Property Name	**Taylor Ranch PID; Improvement Area #1 and Major Improvement Area**
Property Type	Master-Planned Community
Location	Southeast Quadrant of Little Elm Creek Road and Westman Road
City, County, State, Zip	City of Gunter, Grayson County, TX 75058
Legal Descriptions (Grayson CAD)	Multiple Legal Descriptions for Improvement Area #1
	Multiple Legal Descriptions for Major Improvement Area
Owner of Record	MM Taylor Ranch 496, LLC
Census Tract	0019.01
Tax ID's – Grayson Central Appraisal District	Multiple Tax ID's for Improvement Area #1
	Multiple Tax ID's for the Major Improvement Area
Total Land Area	491.423-AC - Total Land Area (Per Developer)
Total Lots	221 50-FF Width Lots in Improvement Area #1 65 80-FF Width Lots in Improvement Area #1 15 100-FF Width Lots in Improvement Area #1 348 Paper Lots of various sizes on ~261.631 Acres in Major Improvement Area
Topography	Gently Sloping
FEMA Flood Zones	Unshaded Zone X and Shaded Zone A
FEMA Panel	48181C0500F
FEMA Map Date	9/29/2010
Utilities	
Water	Mustang Special Utility District
Sewer	Mustang Special Utility District
Electric	Grayson Collin Electric Cooperative
Natural Gas	SiEnergy
Zoning (City of Gunter)	Planned Development
Future Land Use	Single-Family Residential Subdivision
Highest & Best Use	Single-Family Residential Subdivision
Final Value Conclusion	**$34,586,000 ($114,900/Lot) Effective Date of December 1, 2027, for 301 Improved Residential Lots in Improvement Area #1 on 229.792 Acres** **$16,208,800 ($46,500/Lot) Effective Date of December 1, 2027, for 348 Residential Paper Lots on ~261.631 Acres in Major Improvement Area**
Exposure Period	6-12 Months
Marketing Period	6-12 Months
Date of Inspection	May 11, 2026
Dates of Valuation	December 1, 2027 for Improvement Area #1
	December 1, 2027 for Major Improvement Area
Report Date	June 22, 2026

CERTIFICATION

We certify that, to the best of our knowledge and belief that:

(1) The statements of fact contained in this report are true and correct.

(2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

(3) We have no present or prospective interest in the property that is the subject of this analysis, and we have no personal interest with respect to the parties involved.

(4) We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

(5) Our compensation for completing this assignment is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or use of, this report, or upon developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. Our engagement in this assignment is not contingent upon developing or reporting predetermined results.

(6) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of FIRREA guidelines and the Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

(7) Brandon Lawson has physically viewed the subject property. James L. Maibach, Leslie Tolliver, and Jordan Tyler have not viewed the subject property.

(8) This assignment was not based on a requested minimum value, a specific valuation, or the approval of a loan.

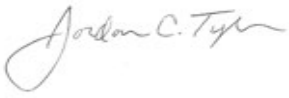
(9) James L. Maibach, Leslie Tolliver, and Brandon Lawson have previously performed services as an appraiser for the subject property within the prior three-year period preceding the acceptance of this assignment. The appraisal report was performed for 300 Improved Residential Lots and 348 Residential Paper Lots within IA #1 on October 30, 2025. The Fee Simple Interests on the Prospective Effective Date of July 1, 2026, for the 300 Improved Residential Lots was $30,115,000 and $17,818,400 for the 348 Residential Paper Lots within Taylor Ranch PID IA #1. None of the signatories have performed services in any other capacity, other than that specifically stated, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

(10) James L. Maibach and Jordan Tyler are not members of the Appraisal Institute. Leslie Tolliver is a Candidate for Designation and Brandon Lawson is an Associate Member of the Appraisal Institute. As of the date of this report, Leslie Tolliver has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute, and Brandon Lawson has completed the Standards and Ethics Education Requirements for Associate Members. The use of this report is subject to the requirements of the Appraisal Institute relating to review by their duly authorized representatives.

APPRAISERS SIGNATURES AND LICENSE NUMBERS ON THE FOLLOWING PAGE:

James L. Maibach, C.P.M
TX-1323658-CG
State Certified General Real Estate Appraiser

Leslie Tolliver
TX-1381494-CG
State Certified General Real Estate Appraiser
Candidate for Designation, Appraisal Institute



Jordan Tyler
TX-1350907-L
State Licensed Residential Appraiser

Brandon Lawson

Brandon Lawson
TX-1343865-T
Appraiser Trainee
Associate Member, Appraisal Institute

SCOPE OF WORK

Scope of Work is defined by the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." Under the Scope of Work Rule, the appraiser must:

- Identify the problem to be solved;
- Determine and perform the scope of work necessary to develop credible assignment results; and
- Disclose the scope of work in the report.

The problems to be solved are:

- Determine the *Prospective Market Value* with a Substantial Completion Date of December 1, 2027 for the Fee Simple interest of 301 improved single-family residential lots in Improvement Area #1 of Taylor Ranch PID as such.
  - 221 lots with 50-FF
  - 65 lots with 80-FF
  - 15 lots with 100-FF
- Determine the *Prospective Market Value "Upon Completion"* for the Fee Simple interest of 348 paper lots* with 261.631-acres within the Major Improvement Area with an expected Substantial Completion Date of December 1, 2027 for the Major Improvements allocable to the Major Improvement Area.

**Note: A paper lot consists of a portion of land with the necessary legal (zoning and platting) and engineering entitlements (site plan approvals) in place but lacking the necessary direct improvements (such as earthwork, erosion control, drainage, retaining walls, and landscaping in addition to lacking direct access from a paved street and utilities) to develop a lot with a residence. The paper lots have access to utilities stubbed nearby and have a status between raw ground and a fully developed lot upon which home construction can begin.*

The definition of market value[1] utilized herein is as follows:

Market Value is defined as the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite for a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

1 The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, Washington, D.C.: Appraisal Standards Board (2020-2021), DEFINITIONS

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of FIRREA guidelines and the Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice, in a manner necessary to produce a credible result.

This Appraisal Report has been prepared under Standards Rule 2-2(a) of an appraisal performed under Standards Rule 1 of USPAP. The value set forth herein was determined after consideration and appropriate application and analysis by three approaches to value i.e., the Cost Approach, the Income (Subdivision Development) Approach, and the Sales Comparison Approach.

As part of this appraisal, we completed a thorough investigation and analysis of the data considered pertinent to valuing the subject property.

Property Identification
The property has been identified using the following sources:

- Public records – Grayson Central Appraisal District (GCAD)
- Legal descriptions
- Deed Records – Grayson County
- Taylor Ranch PID Concept Plan Exhibit by KFM Engineering & Design, Professional Engineers

Type and Extent of Data Researched
The following information was reviewed in preparing this report:

- Public record data
  - City of Gunter Maps and Land Use Plans
  - Flood plain maps
  - Topographic maps
  - Site visit notes
  - Demographics – CoStar, ESRI, and US Census Bureau
  - Market Conditions Data – S&P Case Schiller, CoreLogic, NTREIS, JLL, CBRE, Integra, CoStar, Zonda
  - Zoning requirements from the City of Gunter and other municipalities in DFW
  - Concept Plan Exhibit by KFM Engineering & Design, Professional Engineers
  - Estimated development costs provided by KFM Engineering & Design, the Professional Engineers
  - Zoning ordinance #2025-09-18-02 dated September 18, 2025
  - Conversations with developers and homebuilders in DFW market
  - Information provided by the client

VALUATION METHODOLOGY

Three approaches to value are typically considered when developing a market value opinion for real property. These are the Cost Approach, the Sales Comparison Approach, and the Income (Subdivision Development) Approach. A summary of each portion of the subject property that requires valuation is shown below:

- 301 Improved Single-Family Residential Lots (50-FF, 80-FF, and 100-FF) in Improvement Area #1
- 261.631-Acres with 348 Paper Lots for future single-family residential use in the Major Improvement Area

Improved Detached Single-Family Residential Lots in Improvement Area #1 (301 Improved Residential Lots)

Cost Approach

The Cost Approach involves research, verification, and comparison of sales of other vacant land with the subject land. The sales are then adjusted for value-related differences. Cost figures are obtained from the developer and engineer and compared to cost figures on competing developments. A developer's profit is based on profit expectations reported by developers as well as actual profit on similar developments.

The Cost Approach provides information that contrasts with information from the Income Capitalization and Sales Comparison Approaches. It allows the appraiser to address the feasibility and highest and best use issues inherent in new construction. This approach is most beneficial when appraising a proposed or recently built project and is typically used when finished lots make up a substantial portion of the entire project. The subject property is being developed in multiple phases and there are no major improvements in place, *the Cost Approach is not the most appropriate and thus was not utilized* for the 301 Improved Residential Lots in Improvement Area #1 of the Taylor Ranch PID.

Income (Subdivision Development) Approach

In the Income Capitalization Approach, the retail value of the residential lots is estimated. The individual lot values are based on lot sales in competing developments. The absorption rates, expenses, and discount rates are also based on competing developments. Since sales of individual lots to an end-user homeowner is exceedingly rare in tract home subdivisions in this market, the value of an individual retail lot is effectively the same value of a portion of lots to a homebuilder because homebuilders tend to be the exclusive buyers of vacant developed lots from land developers. In addition, discussions with developers and homebuilders as well as review of contracts indicate that lots are typically received by the builders on a takedown schedule with annual price escalations of approximately 6%-8% so the lots are not released in bulk to the home builders. The indicated value by the Income (Subdivision) Approach is based on the sellout of the lots with deductions for holding costs and discounted to a net present value.

The Income (Subdivision Development) Approach applied in subdivision analysis simulates what occurs in a bulk sale where one buyer purchases a subdivision or large group of lots at a discount. Income capitalization is the primary method used in subdivision valuation because value is determined by future sales over time. Along with discounted cash flow analysis, income capitalization directly measures differences in present value based on future cash flow projections. This approach provides a direct measure of the market value or wholesale value of a group of lots or units, which is different from the sum of the retail lot prices. Since one of the problems to be solved in this assignment is to determine the bulk sale value of 301 improved residential lots, as of the date of Substantial Completion (Effective Date), *the Income (Subdivision Development) Approach is appropriate and was developed.*

Sales Comparison Approach

The Sales Comparison Approach involves comparing recent sales of entire subdivisions or a large group of lots that involved a single purchaser. The sales are then adjusted for value-related differences. Determining market values for the subdivision or the group of lots is the objective of the analysis, and that determination requires

recent and relevant similar bulk sales for the comparison. Finding highly similar and recent sales of improved subdivisions to a single buyer in most markets can be difficult, perhaps impossible. Comparison requires comparable sales with about the same or similar remaining absorption period, a similar mix of lots or unit types, location, home price points, and other characteristics. As Texas is a non-disclosure state, sales data available is limited to sales confirmed by associated parties. Since data on highly similar bulk sales to a single purchaser is difficult to find and verify**,** *the Sales Comparison Approach was not fully developed by the appraisers.* Use of the approaches for the valuation of the improved lots in Improvement Area #1 of the Taylor Ranch PID is summarized as follows:

Approach	***Applicability to Subject***	***Use in Assignment***
Cost Approach	*Not Appropriate in Improvement Area #1 Portion of the Subject Property Since the Subject Property will be Developed in Multiple Phases*	*Not Utilized*
Income (Subdivision Development) Approach	*Appropriate in Determining Residential Subdivision Value*	*Utilized*
Sales Comparison Approach	*Aspects Used in Subdivision Valuation to Determine Retail Market Value of the 50-FF, 80-FF, and the 100-FF Lots*	*Partially Utilized*

Major Improvement Area - 348 Paper Lots on 261.631 Acres

Note: A paper lot consists of a portion of land with the necessary legal (zoning and platting) and engineering entitlements (site plan approvals) in place but lacking the necessary direct improvements (such as earthwork, erosion control, drainage, retaining walls, and landscaping in addition to lacking direct access from a paved street and utilities) to develop a lot with a residence. The paper lots have access to utilities stubbed nearby and have a status between raw ground and a fully developed lot upon which home construction can begin.

Cost Approach
The Cost Approach is the most appropriate method of valuing paper residential lots. We concluded the paper lot value by conducting the following steps:

1) Estimate the value of the underlying land (*Sales Comparison Approach used here*)
2) Gather hard and soft costs associated to develop the raw ground to paper lot status which includes engineering, zoning costs, and any infrastructure to the site
3) Apply appropriate entrepreneurial incentive that a developer would expect to undertake the project
4) Subtract any depreciation from the project
5) Add in the value of the underlying land

Income Approach
Since paper lots are not yet improved to a state where they are available for sale to builders or other end users, the Income Approach is not applicable for the Major Improvement Area and was not developed.

Sales Comparison Approach
Sales of paper lots are relatively infrequent in the market. Our due diligence could not uncover sufficient reliable sales to develop the Sales Comparison Approach for the paper lots, so we did not develop this approach for the residential paper lots in the Major Improvement Area. Aspects of the Sales Comparison Approach were utilized to determine the market value of the vacant land prior to any development.

Use of the approaches for the valuation of the 348 paper lots on 261.631 acres in the Major Improvement Area of the Taylor Ranch PID is summarized below:

Approach	***Applicability to Subject***	***Use in Assignment***
Cost Approach	*Appropriate Since the Paper Lots will be Improved from an Undeveloped State*	*Utilized*
Income (Subdivision Development) Approach	*Not Appropriate Since the Land is Not Utilized to Generate Income and Land is Not Yet Developed*	*Not Utilized*
Sales Comparison Approach	*Aspects Used to Determine the Value of the Land Prior to Development*	*Partially Utilized*

COMPETENCY OF THE APPRAISER

James L. Maibach, C.P.M. is a State Certified General Real Estate Appraiser according to the Texas Appraiser Licensing and Certification Board and has appraised numerous properties similar to the subject since 1993. The appraiser also manages, through his commercial real estate management company, approximately 2.25 million SF of which 60% is industrial warehouse, 20% is Class B and C office and 20% in retail product in Tarrant, Dallas, and Johnson counties. Mr. Maibach has been personally involved in over 35 residential development projects as a broker, developer, bank director, and zoning consultant in the past 35 years. Leslie Tolliver is a State Certified General Real Estate Appraiser who has appraised of numerous properties similar to the subject. Brandon Lawson is an Appraiser Trainee and has assisted in numerous properties similar to the subject property. Attention is paid to the qualifications of each individual, which are presented in the Addenda of this report.

Peyco Southwest Realty is a full-service professional real estate appraisal and consulting firm, providing service to a variety of corporate, institutional, governmental, and private clientele. In the past 12 months, our firm has completed numerous valuation assignments involving similar properties. Mr. Maibach currently owns, represents, and manages multiple properties throughout the DFW Metroplex, mostly in Tarrant, Dallas, Johnson, and Ellis Counties. The subject is located in Gunter, Grayson County, Texas.

INTENDED USE AND USERS

The intended use of the appraisal is to estimate the market value upon completion of the underwriting of a proposed Public Improvement District bond transaction as of the Effective Date of Substantial Completion. The client and intended user is FMSbonds, Inc. The City of Gunter is also an intended user. The appraisal is not intended for any other use or user. No party or parties other than the City of Gunter and FMSbonds, Inc. may use or rely on the information, opinions, and conclusions contained in this report; provided, however, it is acknowledged that this Appraisal will be used in a preliminary and final limited offering memorandum for the Public Improvement District bonds. The Client may, without Appraiser's prior authorization or notice to Appraiser, provide the Appraisal to other parties for their use in analysis-related activities, however, it does not make the recipient an intended user of this engagement.

DATE OF THE APPRAISAL REPORT

The preparation of this Appraisal Report was completed on **June 22, 2026.** The initial draft of this appraisal report was completed on **May 21, 2026.**

EFFECTIVE DATE OF THE APPRAISAL

The descriptions, analyses, and conclusions of this report for the designated Market Values of the subject property are applicable as of **December 1, 2027** for Improvement Area #1 and **December 1, 2027** for the Major Improvement Area, which is the expected date of Substantial Completion of the Improvement Area #1

Improvements and the Major Improvements. Brandon Lawson inspected the property on **May 11, 2026**. James L. Maibach, Leslie Tolliver, and Jordan Tyler have not inspected the subject property.

ASSIGNMENT CONDITIONS
Assignment conditions include assumptions that affect the scope of work, other than those previously discussed in the "Assumptions and Limiting Conditions". There are no other material and specific hypothetical conditions or extraordinary assumptions other than those referenced in this report.

PROPERTY RIGHTS APPRAISED
The property rights appraised in this assignment are the Fee Simple Estate in the subject property. A commitment for Title Insurance was not submitted to the appraisers and reservations, if any, are unknown. If property rights differ from the above definitions, the value may be affected.

ASSETS APPRAISED
The assets appraised in this appraisal assignment include land, any primary and ancillary site improvements. No furniture, fixtures, equipment (FF&E), personal property, mineral rights or business value were included in the valuation process.

ENVIRONMENTAL CONDITIONS
No environmental report was available to us, and no recent environmental tests were performed. Because we have no evidence to the contrary, we have assumed that the property is free of any material defects, other than those noted, which would adversely affect the value, including, but not limited to, asbestos and toxic waste. Our value conclusions are subject to revision should these assumptions prove incorrect. We caution and advise the user of this report to obtain environmental studies which may be required to ascertain the status of the property regarding asbestos and other hazardous materials.

HISTORY OF SUBJECT PROPERTY
Grayson Central Appraisal District (GCAD) records indicate the ownership of the subject property is owned by MM Taylor Ranch 496, LLC. All parcels were purchased for $16,100,000 ($32,762/AC) according to the client, which was within market rates. The history of each parcel is provided below:

- MM Taylor Ranch 496, LLC was deeded parcels 365626 and 134732 from New Alpha Holdings LLC via deed instrument 2022-22788 dated July 1, 2022. This transaction appears to be arms-length.
- MM Taylor Ranch 496, LLC was deeded parcels 365625, 365629, 134638, and 134621 from Taylor Marc Irrevocable Trust via deed instrument 2022-22769 dated July 1, 2022. This transaction appears to be arms-length.

We are unaware of any other attempts to sell or divest the subject property, as of the report date. This historical ownership data was researched and reported in order to comply with USPAP which requires a 3-year history of the subject property. It should not be used in lieu of a title search and is not intended as a guarantee to the chain of title.

LEGAL DESCRIPTIONS

- Parcel #365626**: G-0823 MORSE J F A-G0823, ACRES 93.084**
- Parcel #365625**: G-0823 MORSE J F A-G0823, ACRES 74.65**
- Parcel #134732**: G-0784 MASON ROBERT & HRS A-G0784, ACRES 171.447**
- Parcel #365629**: G-0784 MASON ROBERT & HRS A-G0784, ACRES 88.795**
- Parcel #134638**: G-0217 CORNELL J A-G0217, ACRES 57.48**
- Parcel #134621**: G-0777 MCKINNEY JAMES &HRS A-G0777, ACRES 7.033**

PENDING TRANSACTIONS TO BUILDERS

Taylor Ranch PID is currently owned by MM Taylor Ranch 496, LLC. The subject property has two executed sales contracts. The first Purchase and Sale Agreement, dated September 10, 2025, is between MM Taylor Ranch 496, LLC (Seller) and Beazer Homes of Texas, L.P. (Buyer) for approximately 163 fully developed single-family residential lots in Phase 1. Under the contract terms, Beazer Homes of Texas, L.P. will acquire 130 of the 50-FF lots at $105,000 each and 33 of the 80-FF lots at $165,000 each. The Additional Consideration for these Phase 1 lots will accrue at a rate of 7.0%. Additionally, Beazer Homes of Texas, L.P. will pay closing fees to MM Taylor Ranch 496, LLC, including $2,500 for an amenity fee and $500 for a marketing fee. The agreed-upon sales prices align with market values for comparable vacant improved residential lots, and the transaction appears to be arm's-length.

The second Purchase and Sale Agreement, dated October 28, 2025, as amended, is between MM Taylor Ranch 496, LLC (Seller) and Crescent Estates Custom Homes, LP (Buyer) for approximately 137 fully developed single-family residential lots in Phase 1. Under the contract terms, Crescent Estates Custom Homes, LP will acquire 90 of the 50-FF lots at $105,000 each, 32 of the 80-FF lots at $165,000 each, and 15 of the 100-FF lots at $195,000 each. The Additional Consideration for these Phase 1 lots will accrue at a rate of 7.0%. Additionally, Crescent Estates Custom Homes, LP will pay closing fees to MM Taylor Ranch 496, LLC, including $2,500 for an amenity fee and $500 for a marketing fee. The agreed-upon sales prices align with market values for comparable vacant improved residential lots, and the transaction appears to be arm's-length.

The chart below shows the breakdown of the subject's lots. The Substantial Completion Date for Improvement Area #1 is December 1, 2027, and the projected Substantial Completion Date for the Major Improvements allocable to the Major Improvement Area is December 1, 2027.

Taylor Ranch PID Projected Phases			
		Major Improvement Area Paper Lots	
Lot Type	***Phase 1***	***Future Phases***	***Total***
50-FF	221	0	221
80-FF	65	300	365
100-FF	15	48	63
Improvement Area #1 Total	**301**		
Total Major Improvement Area Paper Lots		**348**	**348**
Total Lots at Taylor Ranch PID			**649**

**Note the focus of our appraisal report is to value the improved lots in Improvement Area #1 and the 348 paper lots on 261.631-acres in the Major Improvement Area of the Taylor Ranch* PID.

According to the Purchase and Sales Agreements we were provided by the Developer, the following quarterly takedowns are projected for the 301 improved residential lots within Improvement Area #1 of the Taylor Ranch PID.

Projected Quarterly Takedown Summary - Taylor Ranch PID Improvement Area #1												
Lot Type	*Dec-2027*	*Jan-2028*	*Apr-2028*	*Jul-2028*	*Oct-2028*	*Jan-2029*	*Apr-2029*	*Jul-2029*	*Oct-2029*	*Jan-2030*	*Apr-2030*	**TOTAL**
50-FF	24	24	24	24	24	24	24	24	24	5	-	**221**
80-FF	6	6	6	6	6	6	6	6	6	6	5	**65**
100-FF	1	1	1	1	1	1	1	1	1	1	5	**15**
Total	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**12**	**10**	**301**

As seen in the previous table, sales are expected to begin in December 2027 for all lots sizes. The sell out date for the 50-FF lots are expected to sell out in January 2030. The 80-FF lots are expected to sell out in June 2030. The 100-FF lots are expected to sell out in June 2030.

There is not a projected takedown schedule for the Major Improvement Area as this area has not been devised and development within the Major Improvement Area has not yet commenced.

Real Estate Taxes
Grayson Central Appraisal District

Real estate tax assessments are administered by the Grayson Central Appraisal District (GCAD) and are estimated by jurisdiction on a county basis for the subject. Real estate taxes in this state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes for an individual property may be determined by dividing the assessed value for a property by $100, then multiplying the estimate by the composite rate.

Real estate taxes and assessments for the projected 2027 tax year are shown in the following table which include taxes to Grayson County, City of Gunter, Gunter ISD, and JR College. The projected combined tax rate for those entities is **2.163930 per $100 assessed** as shown in the table below:

Projected Property Taxes - 2026	
Entity	**Rate**
Grayson County	0.305100
City of Gunter	0.525650
Gunter ISD	1.187200
JR College	0.145980
Total	**2.163930**

The Taylor Ranch PID is six tracts of land consisting of six parcels. The projected 2026 tax burden for the subject property – which is currently undeveloped land – is $8,182.64, which is heavily reduced due to the Agricultural exemptions. A table of the projected assessed values and property taxes for 2026 of the subject property is shown below:

PROJECTED TAXES (GRAYSON CAD - 2026)							
ID	**Owner**	**Size (AC)**	**Improvement Market Value**	**Land Market Value**	**Ag Exemption**	**Assessed Value**	**Estimated Taxes**
365626	MM TAYLOR RANCH 496 LLC	93.0840	$ -	$ 3,353,405	$ 3,350,649	$ 2,756	$ 59.64
365625	MM TAYLOR RANCH 496 LLC	74.6500	$ 93,255	$ 2,689,309	$ 2,685,512	$ 97,052	$ 2,100.14
134732	MM TAYLOR RANCH 496 LLC	171.4470	$ 17,001	$ 4,335,646	$ 4,328,794	$ 23,853	$ 516.16
365629	MM TAYLOR RANCH 496 LLC	88.7950	$ -	$ 959,667	$ 955,682	$ 3,985	$ 86.23
134638	MM TAYLOR RANCH 496 LLC	57.4800	$ -	$ 2,070,750	$ 2,068,884	$ 1,866	$ 40.38
134621	MM TAYLOR RANCH 496 LLC	11.9860	$ 248,167	$ 359,751	$ 359,292	$ 248,626	$ 5,380.09
Total Combined:		**497.442**	**$358,423.00**	**$13,768,528**	**$ 13,748,813**	**$378,138**	**$8,182.64**

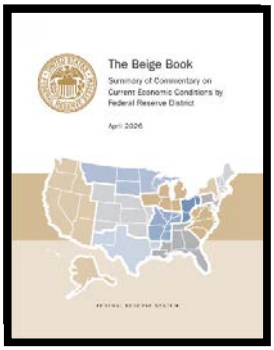
The Land market value represented by Grayson Central Appraisal District ("Grayson CAD") is not necessarily accurate. The assessed value that Grayson CAD has determined - $13,768,528 ($27,679/AC, $0.64/SF) – would lead to a tax burden of $297,941.31 if fully taxed. When the property is redeveloped into residential lots, there may be rollback taxes due to the municipal entities. We have not considered the effect of rollback taxes herein and that is beyond the scope of work of this report.

Upon substantial completion of the improved lots, the appraised value is expected to increase significantly; however, based on our company's experience as licensed property tax consultants working with tax districts and homebuilders, we believe the finished lots will be assessed by the appraisal district at below retail lot value. Finished lots are often assessed by tax districts at approximately 70% of the retail value because the tax district does not have reliable information on updated costs and because developers are eligible for an inventory reduction on their lots.

MARKET OVERVIEW

ECONOMIC INDICATORS: BEIGE BOOK

FEDERAL RESERVE BANK (April 15, 2026)



Due to the subject's location in North Texas, coupled with integrated business economies, it is relevant to consider the national and regional economic indicators presented by the Federal Reserve Bank of Dallas in the Beige Book. Excerpts from the most recent Beige Book are presented below:

Overall Economic Activity

Overall economic activity increased at a slight to modest pace in eight of the twelve Federal Reserve Districts, while two Districts reported little change and two Districts reported slight to modest declines. The conflict in the Middle East was cited as a major source of uncertainty that complicated decision-making around hiring, pricing, and capital investment, with many firms adopting a wait-and-see posture. Manufacturing activity rose slightly to moderately in most Districts. Banking sector activity was generally steady with loan demand stable to up moderately. On balance, consumer spending increased slightly despite harsh winter weather in some regions and higher fuel prices. Many Districts continued to report signs of consumer financial strain, increased price sensitivity, and rising demand at food banks and other social service organizations, while spending among higher-income consumers was resilient. Housing market activity softened across several Districts as heightened uncertainty and rising mortgage rates dampened buyer demand. Commercial real estate markets improved, with strength in industrial properties, especially data center projects. Office markets saw solid demand for Class A space but weaker demand for lower-tier properties. Energy activity was up slightly as oil prices rose, though many producers remained cautious about increasing drilling due to uncertainty about the persistence of higher prices. Agricultural activity was mixed, and several Districts reported that rising crop prices helped offset steep price increases of fertilizer and fuel. Business outlooks varied amid widespread uncertainty about future conditions.

Labor Markets

On balance, employment was steady to up slightly during this reporting period, though one District noted a slight decline. Most Districts described labor demand as stable, with low turnover, minimal layoffs, and hiring mostly for replacement. Several Districts noted increased demand for temporary or contract workers, as firms remained cautious about committing to permanent hires. Many Districts reported that labor availability had improved, although difficulty finding some skilled workers, especially in the skilled trades, persisted. While most Districts indicated that AI had not yet significantly impacted overall staffing levels, some noted that AI-driven productivity improvements had enabled many firms to delay or reduce hiring. Wages generally continued to rise at a modest to moderate pace. Some Districts noted continued wage pressures for some roles in health care and the skilled trades, though overall wage competition remained muted.

Prices

Price growth mostly remained moderate overall, with the vast majority of Districts reporting moderate increases and others pointing to modest growth. Generally, input cost increases outpaced selling price growth, compressing margins. Energy and fuel costs rose sharply in all Districts, attributed to the Middle East conflict, leading to higher freight and shipping costs and higher prices for plastics, fertilizers, and other petroleum-based products. Input cost pressures beyond energy-related increases were also widespread. Several Districts reported rising prices for metals due to tariffs, such as steel, copper, and aluminum. Technology costs rose for both hardware and software. Insurance premiums and health care costs continued to climb.

ELEVENTH DISTRICT
FEDERAL RESERVE BANK OF DALLAS – April 15, 2026

Summary of Economic Activity
Economic activity in the Eleventh District rose slightly over the reporting period. Growth in manufacturing output moderated to a below-average pace, while activity in the service sector was nearly f lat. Bank lending increased, buoyed by commercial real estate activity, but home sales were slow. Retail sales were flat to up. Energy sector activity ticked up, while drought conditions worsened. Employment expanded slightly, and wage and price growth ranged from modest to robust. Outlooks worsened amid heightened uncertainty surrounding the conflict in the Middle East and the impact of sharply higher fuel prices on inflation, consumer sentiment, and demand.

Labor Markets
Employment overall edged up during the reporting period; it rose slightly in services but was flat in manufacturing and energy. A few staffing firms noted that heightened uncertainty was making companies hesitant to hire and candidates reluctant to switch jobs. Energy firms anticipate some job losses from ongoing M&A activity but noted that staffing needs may be reevaluated if energy prices stay high. Wage growth remained modest in the service sector but was solid in manufacturing. Firms expect wage growth to ease to 3.1% over the next 12 months, down slightly from their expectations at the end of 2025.

Prices
Price pressures remained moderate overall, but were elevated in manufacturing, energy, and transportation. Some firms reported that rising fuel, freight, and raw material prices were hurting profitability, and many others expected similar impacts in the near term. Input and selling price expectations among more than 250 Texas businesses surveyed were up in March compared with year end 2025, with input prices expected to increase 3.9% and selling prices 2.8% over the next 12 months. The pickup in expected input price growth was widespread, although the uptick in expected selling price growth was limited largely to manufacturing.

Manufacturing
Factory output grew modestly in March after a strong increase in the prior reporting period. The recent slowing was driven primarily by weakness in durable goods production. Demand for non-durables increased broadly. Output at Gulf Coast refineries and petrochemical plants rose following the completion of seasonal maintenance, resolution of unplanned outages, and capacity expansion for some chemicals. The closure of the Strait of Hormuz and damage to refining and export capacity in the Middle East have tightened the global refined product market and reduced output of key petrochemical products. This is expected to buoy demand for Gulf Coast exports and has pushed margins to their highest levels since 2022. Notwithstanding, manufacturing outlooks on net deteriorated slightly due to heightened uncertainty stemming from the Iran war.

Retail Sales
Retail sales were flat to up over the reporting period. One contact said that low-cost retailers were faring well, while mid-tier retailers continued to struggle. Retailers expressed concerns about high oil prices driving up shipping costs and slowing business activity. With limited ability to absorb higher costs, several contacts noted they plan to pass on cost increases to customers if gasoline prices remain elevated. Auto sales slowed in March. Auto dealers expect high gasoline prices to weaken demand. Retail sector outlooks worsened and uncertainty about future business conditions increased notably

Nonfinancial Services
Activity in nonfinancial services was largely flat in March following modest growth in the previous reporting period. Recent weakness was attributed to conflict in the Middle East, rising fuel costs, and the partial government shutdown. Revenues were flat to down in professional and business services, education, and information services but rose in health care, transportation and ware housing, administrative and support services, and accommodation and food services. Airlines reported solid demand across regions and segments, but cited elevated fuel prices and long TSA wait times as potential headwinds. Overall, service sector outlooks were weak, with many contacts expecting the heightened level of uncertainty and high energy prices to impact demand.

Construction and Real Estate
Home sales were slow during the reporting period, likely due to higher mortgage rates, elevated uncertainty, and rising energy prices. The market remained competitive, and builders with better pricing or larger incentive packages were able to close deals more easily. One contact noted they would likely have to reverse a recent price increase to maintain sales. Outlooks remained weak, with some contacts concerned about the impact of the ROAD to Housing Act's restrictions on institutional investment in the single-family housing and build-to-rent markets.

Commercial real estate activity rose. Apartment absorption was positive but rent concessions remained widespread. Office leasing remained strong for top-tier space in desired locations but continued to be weak for lower-tier properties. Demand for industrial space was buoyed by growth in manufacturing and third-party logistics, and activity in the retail sector was characterized as solid but softening. Office construction remained subdued, while data center and industrial construction were robust.

Financial Services
Loan volume and demand accelerated in March. Upward momentum was driven by commercial real estate loans. Credit standards and terms tightened slightly, but loan pricing continued to decline. Loan performance ticked down. Bankers reported that general business activity ticked down, and outlooks were less optimistic. They expressed concerns about the impact of higher fuel prices on the economy, if sustained. A few noted that the Middle East conflict has created more uncertainty around future interest rates and that rate cuts may now be less likely. Survey respondents still expect growth in future business activity and higher loan demand, except for consumer loans which are expected to remain unchanged, while loan performance is expected to worsen.

Community Perspectives
Nonprofits continued to report elevated demand for social services. One contact cited increased demand among higher-income households, particularly for help with mortgage payments. More households are utilizing community resources such as food banks and neighborhood gardens, which one contact attributed to rising food costs and concern about future changes to the Supplemental Nutrition Assistance Program (SNAP). Contacts said that low- and moderate-income individuals continued to supplement their incomes through second jobs or increased work hours, even while some are enrolled in upskilling programs. Funding and volunteer shortages were a challenge for some nonprofits, and one contact reported that rising gas prices may compel volunteers to reduce hours delivering meals to homebound seniors.

Texas A&M University
Texas Real Estate Research Center
Outlook for the Texas Economy (Excerpts)
Jorge Barro (Updated March 23, 2026)

U.S. Economic Overview

The U.S. economy slowed to a 0.7% annual rate in fourth quarter 2025, down from 4.4% the previous quarter. This deceleration largely resulted from a steep decline in government purchases caused by the lengthy government shutdown. Consumer spending remains strong, despite a small decline. For the full year, the U.S. economy grew at a 2% pace in 2025, down from 2.4% in 2024.

The February employment report showed a loss of 92,000 jobs, falling well below expectations. The sharp decline reflects worker strikes in the healthcare sector, which had been a primary driver of labor market and economic growth in recent months. The strikes, however, account for only a share of the decline. Other industries, like tech and government, continued their trending labor market contraction. The unemployment rate rose to 4.4% after falling in each of the two previous months.

Capital markets began weighing the macroeconomic implications of political instability in the Middle East. The 10-year Treasury yield fell throughout the month, ending February below 4%. However, after the escalation of military operations in Iran, yields rose roughly 15 basis points. Treasury yields typically fall during times of expanding geopolitical uncertainty as investors shift toward safer assets. However, concern over rising oil prices creates inflation risk that contributed to the current rise in Treasury yields. Equity markets experienced a sharp decline, building on losses accrued in recent weeks.

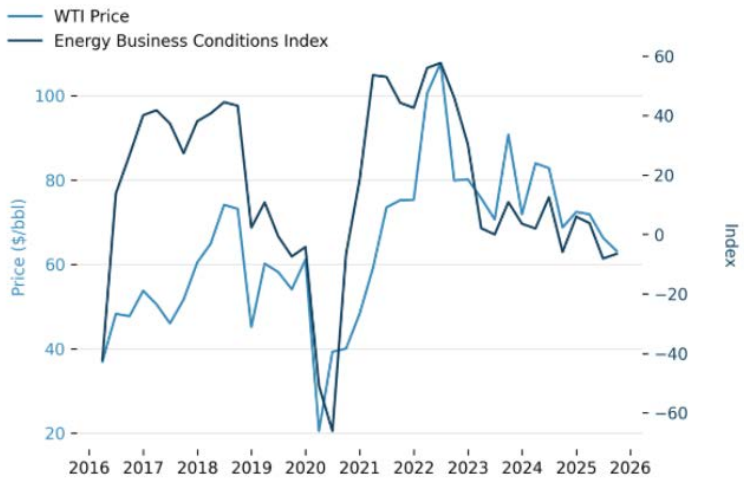
The outlook for monetary policy remains uncertain, as inflation concerns reemerge. Two inflation measures—the consumer price index (CPI) and the personal consumption expenditures (PCE) index—show divergent paths in recent months. The CPI has been trending down, showing a 2.4% increase over the past year, while the PCE has trended upward to 2.8%. While each index provides context for the price level, the Federal Reserve favors the PCE index for determining monetary policy. As a result, the Fed may show reluctance to reduce short-term rates in the coming months.

Energy Market Conditions

- *The issue: Since its post-pandemic surge, oil prices have steadily trended downward. In many areas, the price had fallen below the threshold price level needed to sustain exploration activity, and steeper declines could stall drilling activity. Declining prices have coincided with declining business activity, as indicated by the decline in the energy market business conditions index. Although declining business conditions in the energy industry could create headwinds to the prominent sector of the Texas economy, lower energy prices provide tailwinds to consumers.*
- *Updates: Geopolitical tensions rising in the Middle East and the launch of Operation Epic Fury caused oil prices to surge in early March. Hostility in the Strait of Hormuz creates further headwinds, as roughly 20 percent of global oil supply passes through the channel daily. Sustained hostilities around the shipping lane could cause oil to surge further in the coming weeks.*

Figure 1

ENERGY MARKET CONDITIONS DETERIORATED BEFORE GEOPOLITICAL TENSIONS ROSE



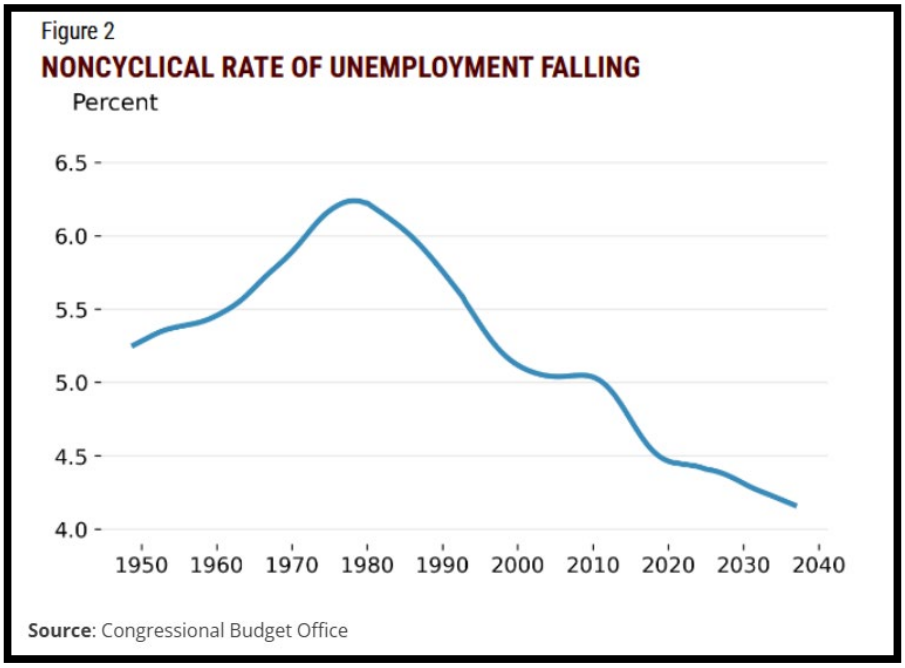
Source: Federal Reserve Bank of Dallas and U.S. Energy Information Administration, accessed via FRED

Geopolitical Risk

- *The issue: The escalation of military operations in the Middle East creates concerns that global tensions could affect the economic outlook. Historically, this has happened through several channels, including oil price shocks, supply chain disruptions, trade disputes, and financial market impacts through rising risk premia. This could introduce market inefficiencies and raise borrowing costs, putting strains on the economy. Conversely, reduced geopolitical tensions resulting from resolutions and peace treaties could invert these concerns and promote economic growth.*
- *Updates: Significant uncertainty remains on the evolution of military operations related to Operation Epic Fury. As of early March, oil prices have experienced a significant increase, relative to past military escalations in the Middle East. Moreover, the capital market response, as indicated by moves in equity indexes and Treasury yields, has reflected an elevated risk premium.*

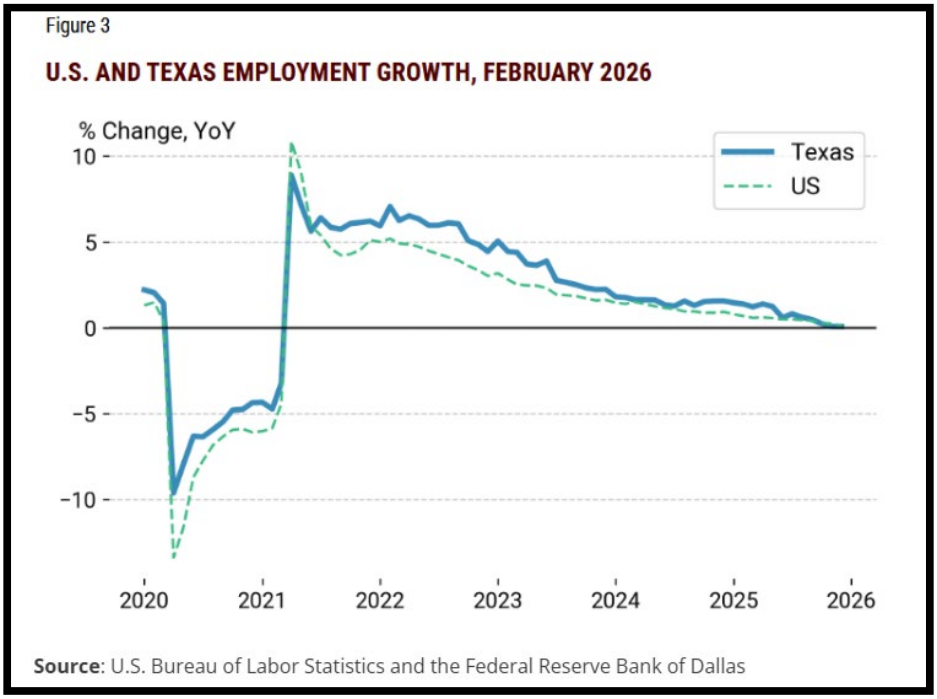
Labor Market Outlook

- *The issue: Labor markets showed a steepening weakness in 2025, following several months of steady decline since the post-pandemic labor market peak. Assessing the labor market outlook, as measured by job growth and the unemployment rate, requires measurement of several cyclical factors related to current macroeconomic conditions. Recent cyclical labor market indicators, including business sentiment surveys, have shown improvements in the hiring outlook.*
- *Updates: While cyclical factors, including business sentiment measures, remain powerful near-term indicators of the labor market outlook, noncyclical factors provide critical insights on the long-term labor market outlook. In particular, estimates of the noncyclical rate of unemployment provide a projection of values that the unemployment rate is likely trending toward. The series has fallen 6 percentage points since the start of 2020, at which time the actual unemployment rate was hovering around 3.5%. This indicates that structural factors could continue pulling the unemployment rate down in the coming months.*



Texas Economic Indicators

The January labor market data showed continued weakness in Texas, as year-over-year job growth converged near the national average (Figure 3). This reflects the annual adjustment to job growth numbers, which were revised downward.

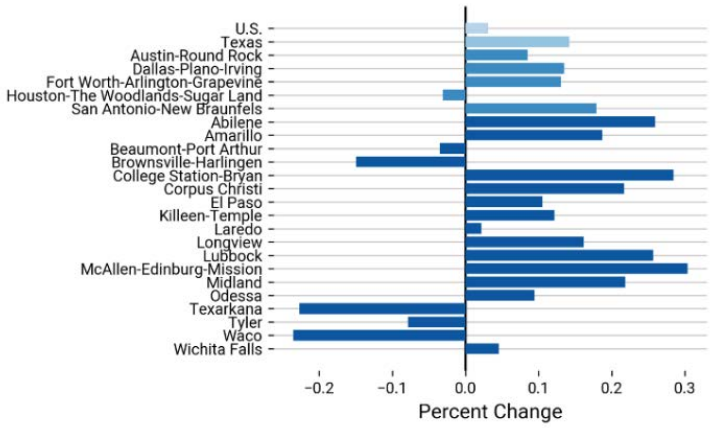


Employment

As of mid-March, the employment figures for the Texas metropolitan areas and industries have not been updated for the January values. The values in the local employment graphs (Figures 4 & 5) will be updated, if available, in future reports.

Figure 4

REGIONAL EMPLOYMENT GROWTH, DECEMBER 2025

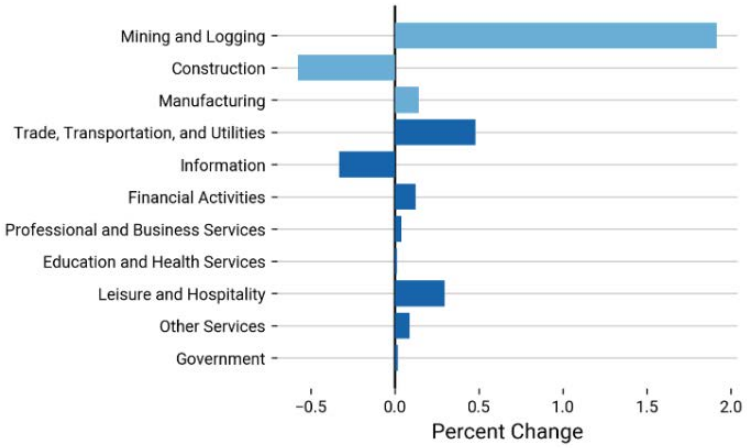


Notes: U.S., Texas, major metropolitan areas, and other metropolitan areas are each shown in different shades of blue.

Source: U.S. Bureau of Labor Statistics and the Federal Reserve Bank of Dallas

Figure 5

TEXAS INDUSTRIAL EMPLOYMENT GROWTH, DECEMBER 2025



Notes: Goods-producing and service-providing industries are shown in different shades of blue.

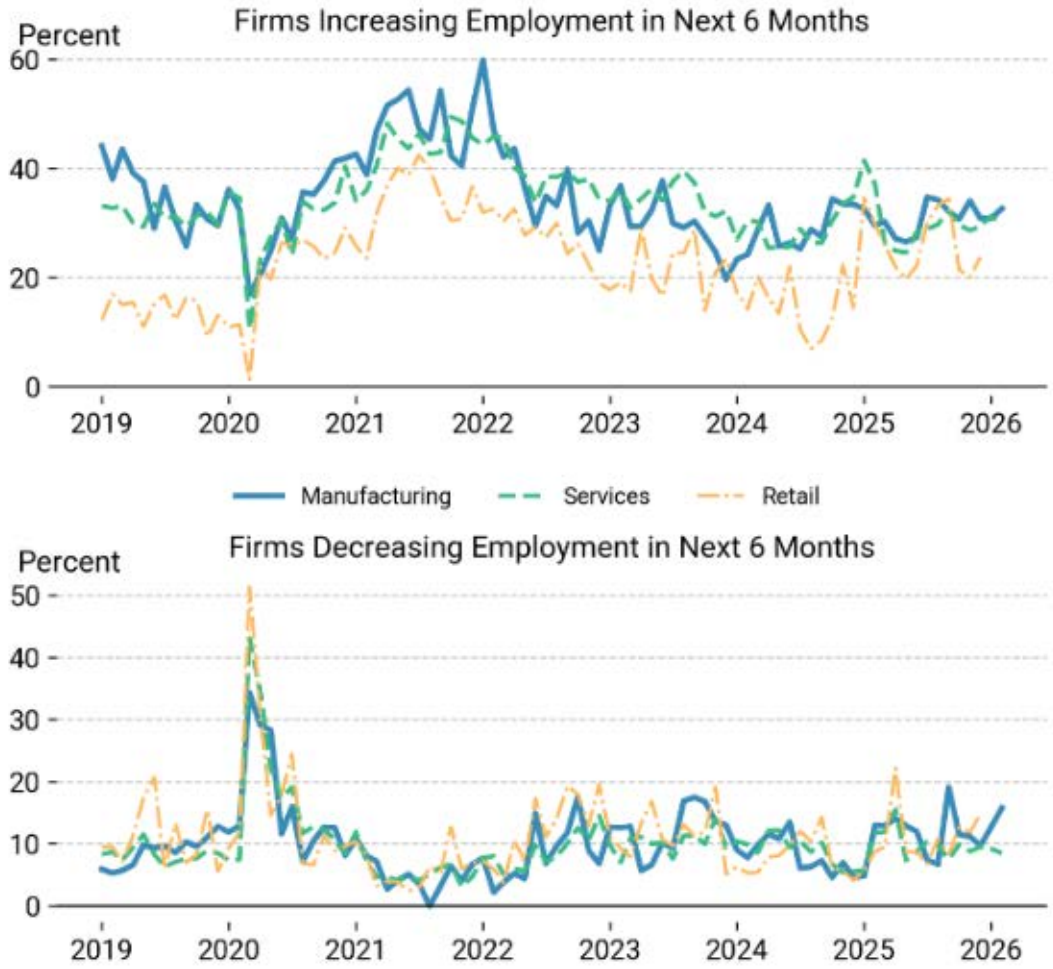
Source: U.S. Bureau of Labor Statistics and the Federal Reserve Bank of Dallas.

Employment Outlook

The share of Texas firms planning to hire in the next six months ticked up in each of the three major sectors of the state economy (Figure 6). The trending improvement shows growing signs of optimism in the state labor market outlook. More manufacturing and retail firms planned to decrease employment, while fewer service firms indicated as such. The hiring outlook survey remains a critical early indicator of the Texas labor market outlook.

Figure 6

TEXAS EMPLOYMENT OUTLOOK, FEBRUARY 2026



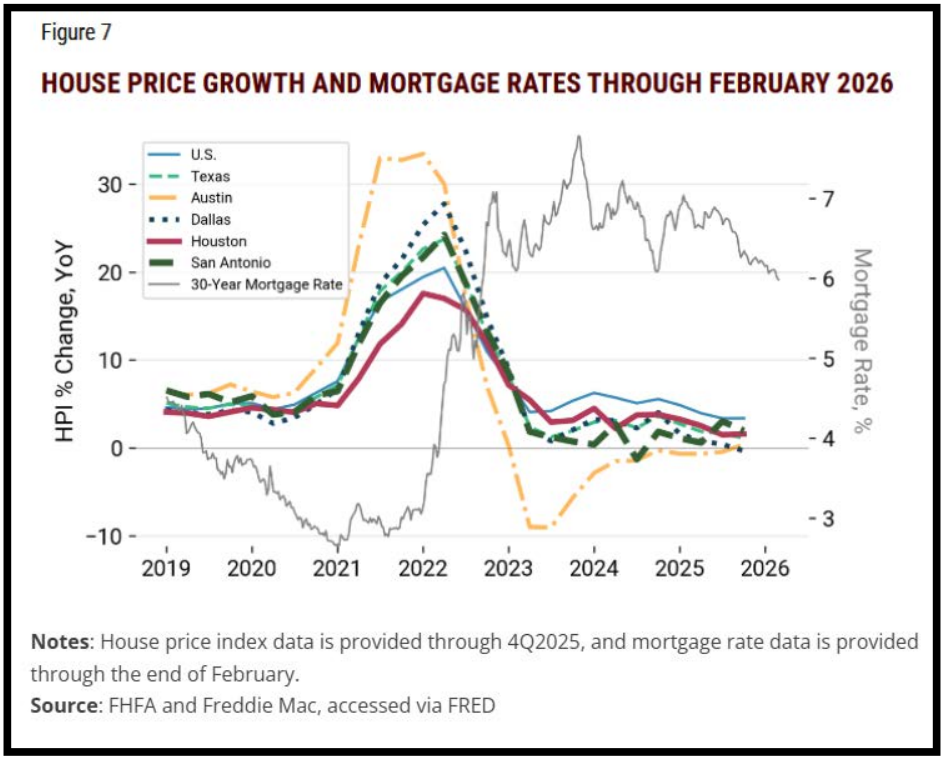
Notes: Share of Texas firms planning to increase (top) or decrease (bottom) employment in the next 6 months, by major sector.

Source: Federal Reserve Bank of Dallas

Housing and Mortgage Rates

Mortgage rates declined in February as rates fell 5 basis points (bps) from 6.15% to 6.10% (Figure 7). Overall, mortgage rates have trended downward in recent months. Still, mortgage rates remain elevated, well above pre-pandemic lows, creating a headwind in the residential real estate market.

Figure 7



Notes: House price index data is provided through 4Q2025, and mortgage rate data is provided through the end of February.
Source: FHFA and Freddie Mac, accessed via FRED

The mortgage spread, defined as the premium of mortgage rates over the 10-year Treasury yield, bumped back up, rising 10 bps, from 186 to 196 bps. The mortgage spread, which provides useful context of mortgage rates in broader capital markets, has been steeply falling toward its historical range of 150-175 bps. This suggests that as capital markets normalize, mortgage rates could be nearing a stable spread over the 10-year Treasury yield.

Figure 8

INTEREST RATES AND THE MORTGAGE SPREAD, JANUARY UPDATE

Notes: The mortgage spread is defined as the 30-year mortgage rate minus 10-year Treasury yield. Its typical range is 1.5 percent to 1.75 percent (150 to 175 basis points).
Source: Freddie Mac, Board of Governors of the Federal Reserve, and author's calculations; data accessed via FRED

TEXAS HOUSING INSIGHT (EXCERPTS)
Texas A&M University – Texas Real Estate Research Center
Yanling Mayer (April 30, 2026)

Summary
The economic impact from geopolitical instability is reshaping the trajectory of the spring housing market. Before the recent geopolitical conflicts and escalations, expectations were building for a more active and balanced housing market this spring. Even though affordability remained a persistent headwind for demand, several indicators pointed to improving conditions: mortgage rates had been trending down, easing some of the affordability strain and drawing buyers back into the market; sellers were returning, pushing inventory higher; and consumer sentiment was improving amid moderating inflation and a solid labor market.

Although February's statewide sales came in below last year's levels, the decline in mortgage rates through January and February suggested that more sales would flow into March closings, consistent with the rise in February pending sales. Fresh listings were on the rise. While not outpacing last year's pace, new-listing activity was running moderately ahead of last year through the first two months of 2026. With more sellers returning to the market, inventory has been replenishing quickly, already exceeding last year's levels. Although inventory growth was not accelerating as sharply as it did last year, it was on track to reach a new spring-season high while also putting additional pricing pressure on sellers. For prospective buyers, the supply conditions were again shifting in their favor.

That was the backdrop before the Iran war broke out Feb. 28. The developing conflict materially altered the housing market's near-term trajectory. Rising mortgage rates, weakening consumer sentiment, and signs of inflation re-acceleration under higher energy prices are now weighing on buyer demand just as the market typically gains momentum and sets the stage for the full year.

For now, with no clear near-term resolution to the Iran conflict in sight, the early spring market is likely to be defined by slower buyer demand as the paths of mortgage rates and inflation shifts. Many buyers may choose to wait at the start of the season, while at the same time, sellers still aim to capitalize on the seasonal upswing. That said, this dynamic will also create opportunities for buyers who can navigate higher borrowing costs and for sellers who are willing to price more strategically under heightened uncertainty.

February Saw Another Year-Over-Year Sales Decline

Table 1

FEBRUARY 2026 STATE & NATIONAL SALES

	Closed Sales	YoY Change	YTD Change	Median Price	Pending Sales YoY
Texas	22,596	(2.2%)	(2.6%)	$325,000	6.7%
U.S.	259,000	0.8%	(2.0%)	$402,300	(0.8%)

Notes: The sales numbers reflect actual sales, not the seasonally adjusted annual rate.
Source: Texas REALTORS and National Association of REALTORS data (accessed at Haver Analytics)

- *Statewide, February recorded 22,596 closed sales, down 2.2% YoY and extending January's 3.1% decline. Regionally, sales fell 6.1% in DFW, 4.2% in San Antonio, and 3.5% in Houston, while Austin posted a 7.4% increase (see Table 3).*
- *Year to date, sales were down 2.6% statewide. Regionally, YTD sales declined 7.6% in San Antonio, 6.1 percent in DFW, 3.7% in Houston, while Austin recorded a small 0.4% gain (see Table 3).*
- *Statewide median home prices reached $325,000, up slightly from January's $321,000 and in line with typical seasonal gains, though the January-to-February increase has become much more muted in today's higher-rate environment. Year over year (YoY), prices slipped 1 percent, extending January's 1.5% decline.*
- *Nationally, seasonally unadjusted home sales posted a modest 0.8% YoY gain. Sales fell again in the Northeast (3.8%) and Midwest (1.8%), while the South recorded a 3.2% increase and the West held steady.*
- *In February, the national median price for existing single-family homes edged up to $402,300, a 0.3% increase YoY.*

Monthly Market Snapshot: February Sales and Inventory Trends

Table 2

TEXAS HOUSING MARKET INDICATORS

Sales Activity	Feb-2024	Feb-2025	Feb-2026
Average Days on Market	67	74	82
Turnover Rate	29.3%	22.0%	21.3%
Median Seller Price Cuts	$13,000	$14,900	$16,900
Median Sale-to-List Price Ratio	0.96	0.96	0.95

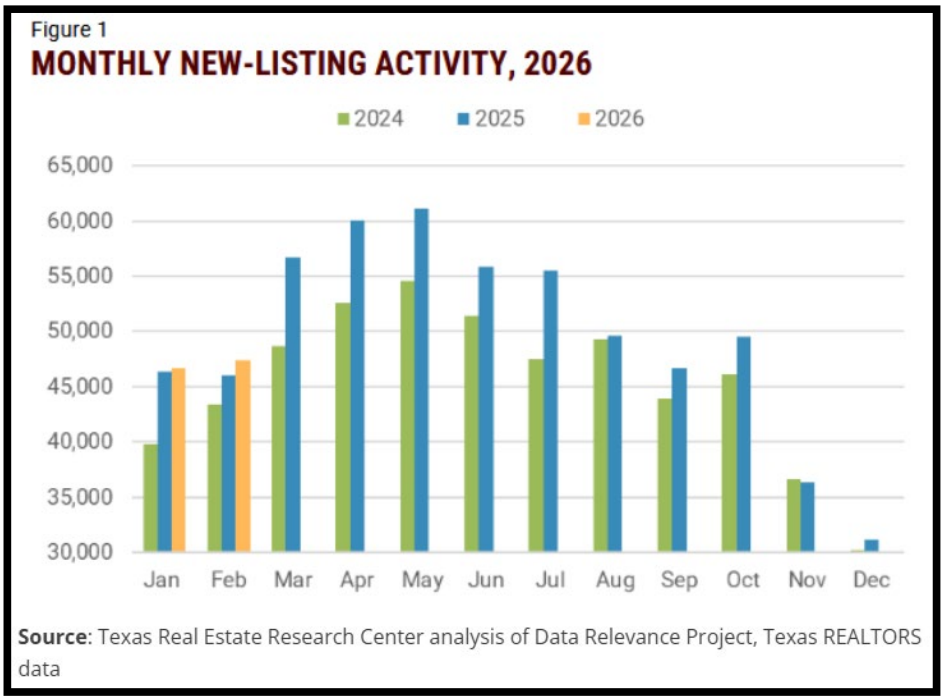
Active Inventory	Feb-2024	Feb-2025	Feb-2026
Months' Supply	3.5	4.4	4.8
Average Days on Market	88	93	99

Notes: The turnover rate is calculated as pending sales divided by inventory, where inventory is the average of month-beginning and month-end inventory

Source: Texas Real Estate Research Center analysis of Data Relevance Project and Texas REALTORS data

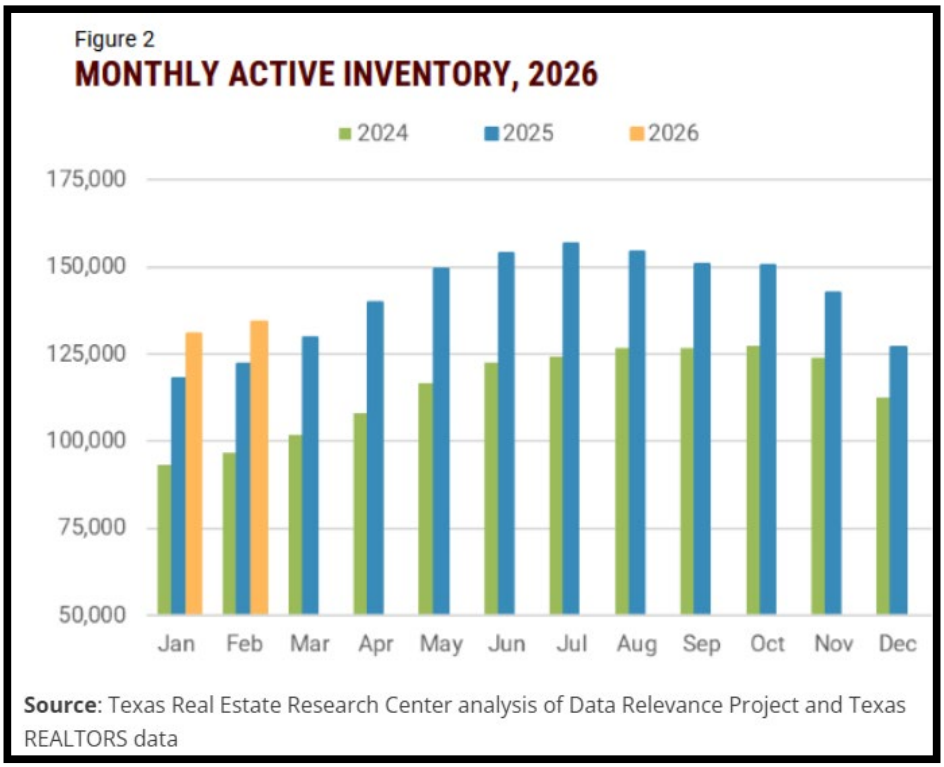
- *In February, homes spent an average of 82 days on the market, up from 74 days in 2025 and 67 days in 2024. This is the first time since February 2013 that the average has exceeded 80 days.*
- *February also marks a new seasonal low in housing turnover, with one in five active listings receiving a pending commitment, unchanged from last year.*
- *Median seller price cuts were $16,900, or 4.9% off the initial listing price, up from $14,900 (4.2%) a year ago.*
- *In February, active inventory rose to a 4.8-month supply, reflecting a normal seasonal buildup heading into the spring market. YoY, inventory remained higher than both last year and the year before.*
- *Meanwhile, days-on-market (DOM) for unsold inventory averaged 99 days (just over three months). This was higher than both last year and the year before.*

Seller Activity Continues Its Upward Trend



- *Sellers are returning to the market, and fresh listings continue to rise. In February, roughly 47,500 new listings came online, a 1.5% MoM increase.*
- *YoY, new listings were 3.1% higher than a year ago.*
- *While not outpacing last year's pace, new-listing activity is running 1.9% ahead of last year through the first two months of 2026.*
- *A continued increase in fresh listings is expected as the spring market officially begins in March, with many sellers aiming to time the period of strongest buyer traffic.*

Inventory On A Seasonal Upswing, Exceeding Last Year's Levels

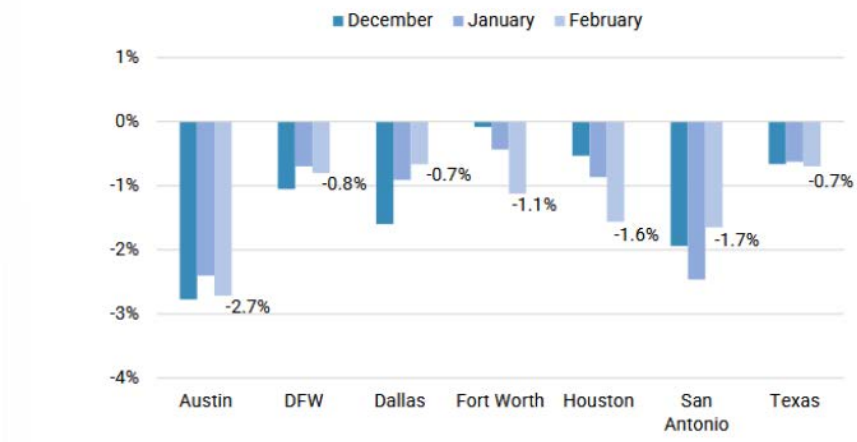


- *With more sellers returning to the market, inventory has been replenishing quickly and even exceeds last year's levels.*
- *In February, active inventory rose 2.8% MoM, matching January's pace.*
- *By the end of February, active listings totaled roughly 134,400, about 10% higher YoY.*
- *Although inventory growth is not accelerating as sharply as it did last year, it remains on track to reach a new record high for the spring market.*
- *Rising inventory across both new and existing listings is likely to intensify downward pressure on prices in the near term, especially as mortgage rate volatility, inflation setbacks, and weakening consumer confidence have worsened since March while uncertainty remains elevated.*

Texas Home Prices Slide For The Ninth Month

Figure 3

TEXAS HPI: TEXAS AND REGIONAL HOME PRICE TRENDS



Note: The year-over-year change in the price index is calculated as a three-month moving average ending in the report month.

Source: Texas Real Estate Research Center analysis of Data Relevance Project, Texas REALTORS data

- *Home prices continued to soften through February, marking the ninth consecutive month of YoY declines.*
- *The pace of declines shows little signs of easing. Since September, annual price drops have persistently held in the 0.6%-0.7%range, and preliminary March data points to the same trend.*
- *Regionally, prices remain weakest in the Austin and San Antonio markets, where annual declines have persistently hovered in the 2%-3% range and have occasionally accelerated. In February, the median price cut among closed sales was $30,000 in Austin and $20,000 in San Antonio, representing 6.7% and 6.2% off the original listing price, respectively.*
- *The Houston market continues to face pricing pressures, with annual declines gradually accelerating—from 0.9% in January to 1.6% in February. The median price cut was $19,500, or 5.3% off the original listing price.*
- *Price softening in the DFW area persisted through February, with Fort Worth-Arlington even showing signs of rising pricing pressure.*

Local Housing Market Indicators

Table 3
METRO LEVEL HOME SALES, FEBRUARY 2026

Texas Metros	Monthly Sales	Sales YOY%	Sales YTD%	Median Price
Dallas-Fort Worth-Arlington	6,028	(6.1%)	(6.1%)	$380,000
Texas	22,596	(2.2%)	(2.6%)	$325,000

Source: Texas Real Estate Research Center analysis of Data Relevance Project, Texas REALTORS data

Table 4
METRO LEVEL MONTH-END INVENTORY, FEBRUARY 2026

Texas Metros	Active Listings	Active Listings YoY%	New Listings YoY%	Months' Supply
Dallas-Fort Worth-Arlington	29,375	7.1%	8.0%	3.9
Texas	134,373	9.9%	3.1%	4.8

Source: Texas Real Estate Research Center analysis of Data Relevance Project, Texas REALTORS data

Table 5
SINGLE-FAMILY HOUSING PERMITS, MARCH 2026
(to be updated when data becomes available)

Texas Metros	Year-to-Date Units	YoY%, YTD	Permit Unit Value	Unit Value YoY%
Dallas-Fort Worth-Arlington	9,503	(11.6%)	$317,400	5.3%
Texas	35,278	(7.7%)	$298,400	2.6%

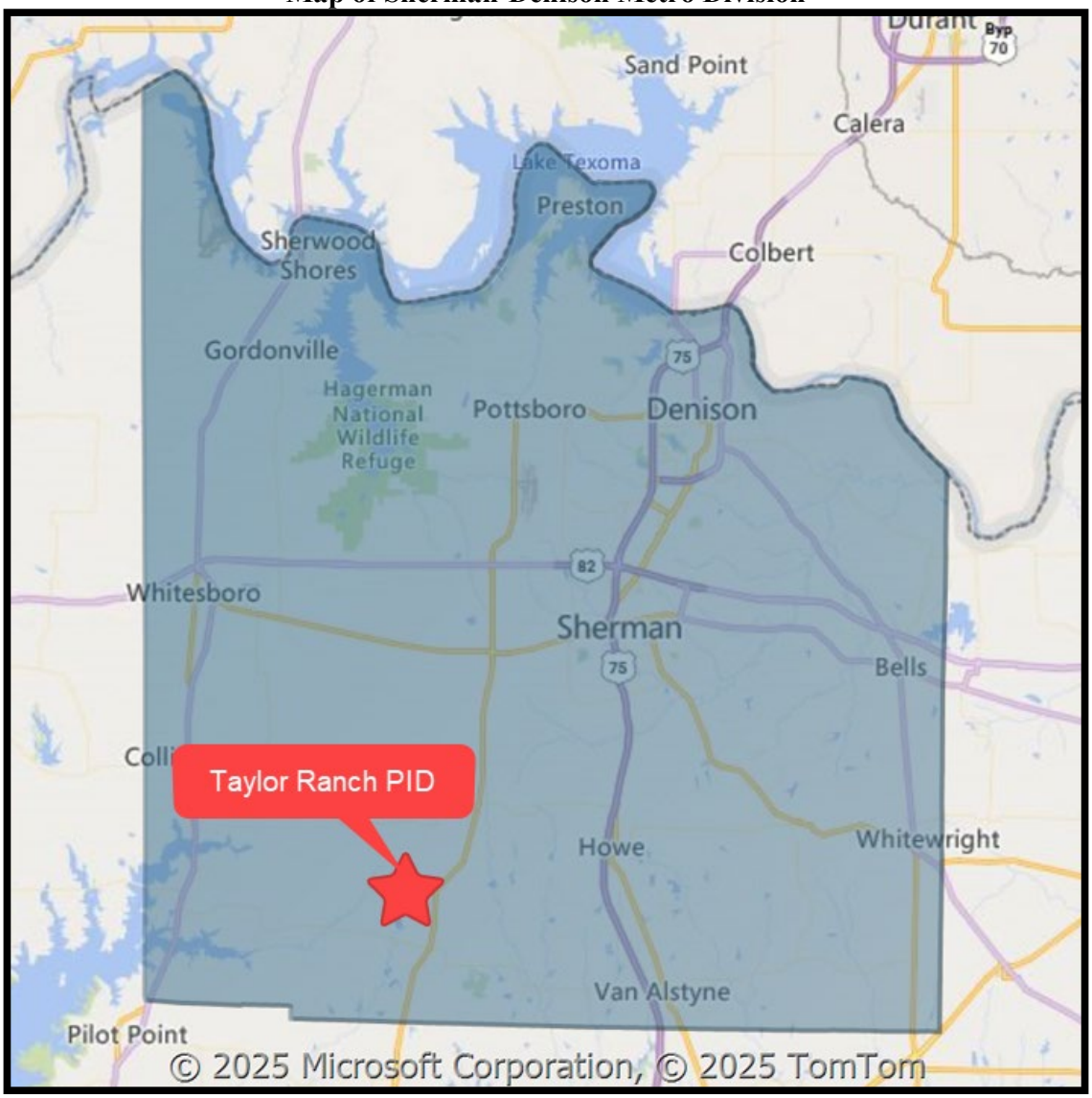
Notes: Permit value is builder estimated construction cost of the residential structure, not including land acquisition cost.
Source: Survey of New Construction of U.S. Census Bureau

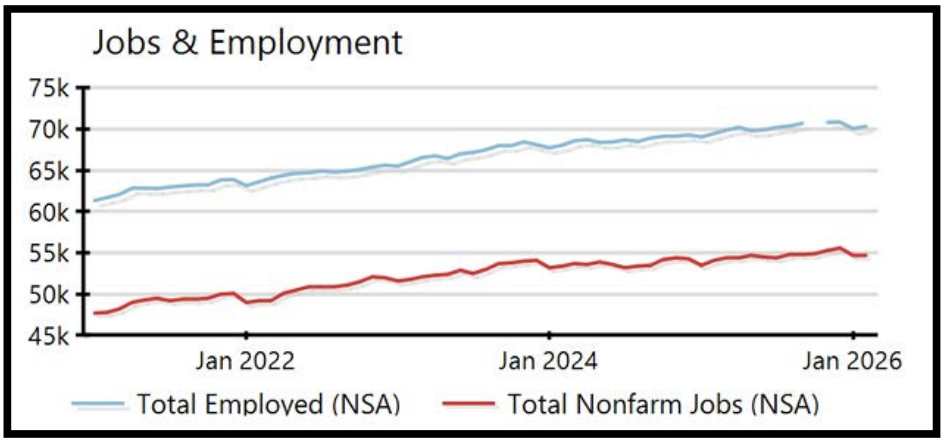
SHERMAN-DENISON METRO DIVISION MONTHY HOUSING REPORT (EXCERPTS)
Texas A&M University – Texas Real Estate Research Center
(March 2026)

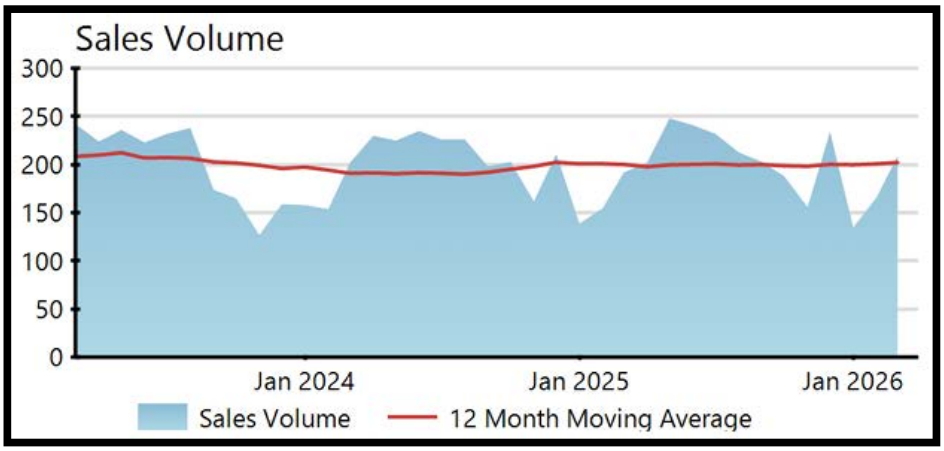
Housing Update

- *Sales volume for single-unit residential housing increased 8.85% YoY from 192 to 209 transactions. Year-to-date sales reached a total of 510 closed listings. Dollar volume rose from $69.34 million to $79.11 million.*
- *The average sales price rose 4.81% YoY from $361,161 to $378,526, while the average price per square foot declined from $183.60 to $178.18. Median price declined 2.52% YoY from $318,000 to $310,000, while the median price per square foot declined from $176.88 to $163.73.*
- *Months inventory for single-unit residential housing rose from 6.4 to 6.8 months supply, and days to sell rose from 122 to 141.*

Map of Sherman-Denison Metro Division




Jobs & Employment
75k
70k
65k
60k
55k
50k
45k
Jan 2022
Jan 2024
Jan 2026
Total Employed (NSA)
Total Nonfarm Jobs (NSA)


Sales Volume
300
250
200
150
100
50
0
Jan 2024
Jan 2025
Jan 2026
Sales Volume
12 Month Moving Average

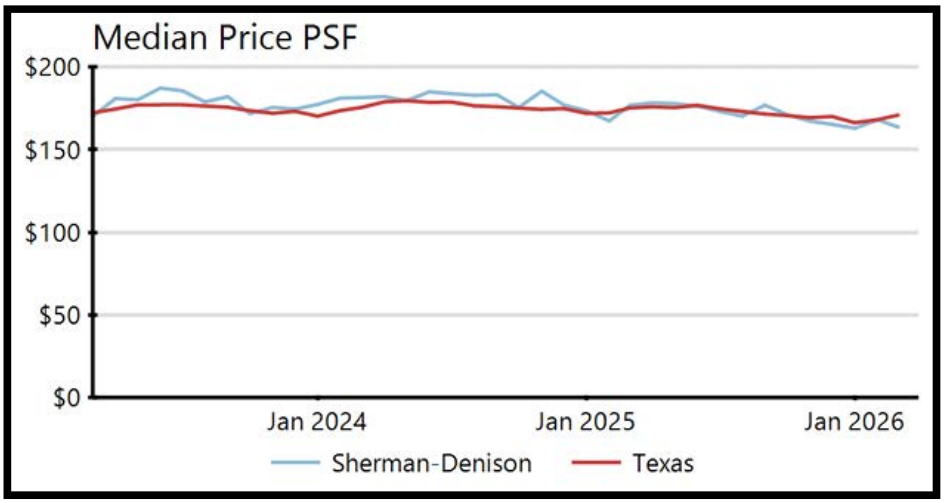
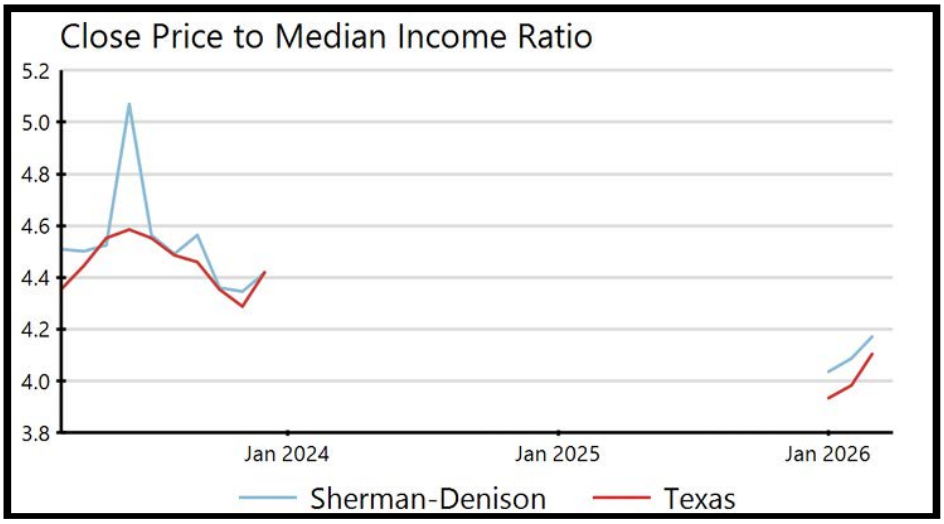
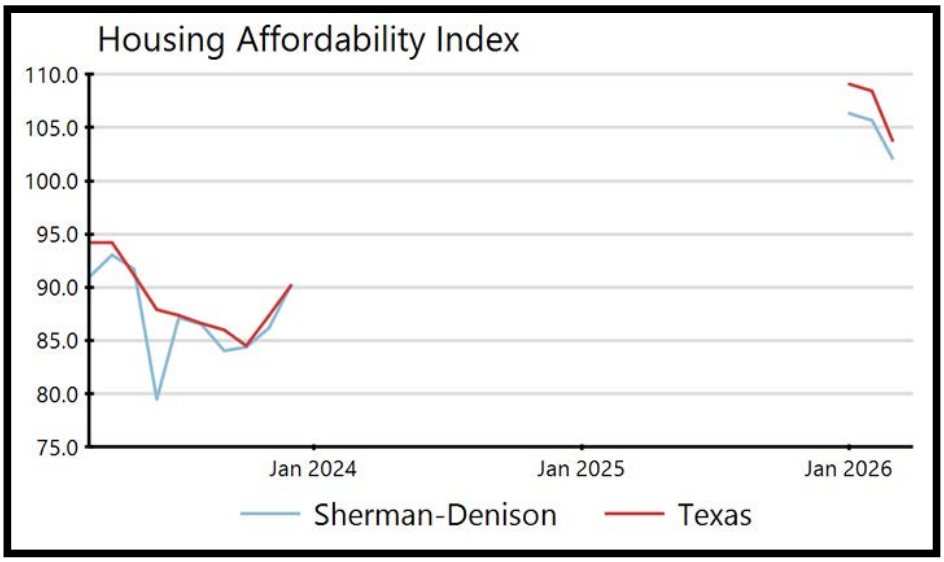

Median Price PSF
$200
$150
$100
$50
$0
Jan 2024
Jan 2025
Jan 2026
Sherman-Denison
Texas

Table 1: Month Activity	2026				2025	
	March	YoY %	YTD	YoY %	March	YoY %
Sales	209	8.85%	510	4.94%	192	-4.95%
Dollar Volume	$79,111,963	14.09%	$190,312,899	9.34%	$69,342,852	-8.70%
Median Close Price	$310,000	-2.52%	$305,000	-1.29%	$318,000	-4.36%
New Listings	457	-0.22%	1,188	4.12%	458	8.53%
Active Listings	1,367	7.13%	1,293	7.93%	1,276	34.32%
Months Inventory	6.8	6.03%	6.8	6.03%	6.4	28.17%
Days to Sell*	141	15.57%	135	7.14%	122	3.39%
Average Price PSF	$178.18	-2.95%	$175.74	-2.05%	$183.60	-3.63%
Median Price PSF	$163.73	-7.43%	$164.54	-4.20%	$176.88	-2.56%
Median Square Feet	1,974	7.99%	1,932	7.81%	1,828	0.66%
Close to Original List Price	91.00%	-2.23%	90.96%	-1.45%	93.08%	-1.62%

* Days to Sell = Days on Market + Days to Close





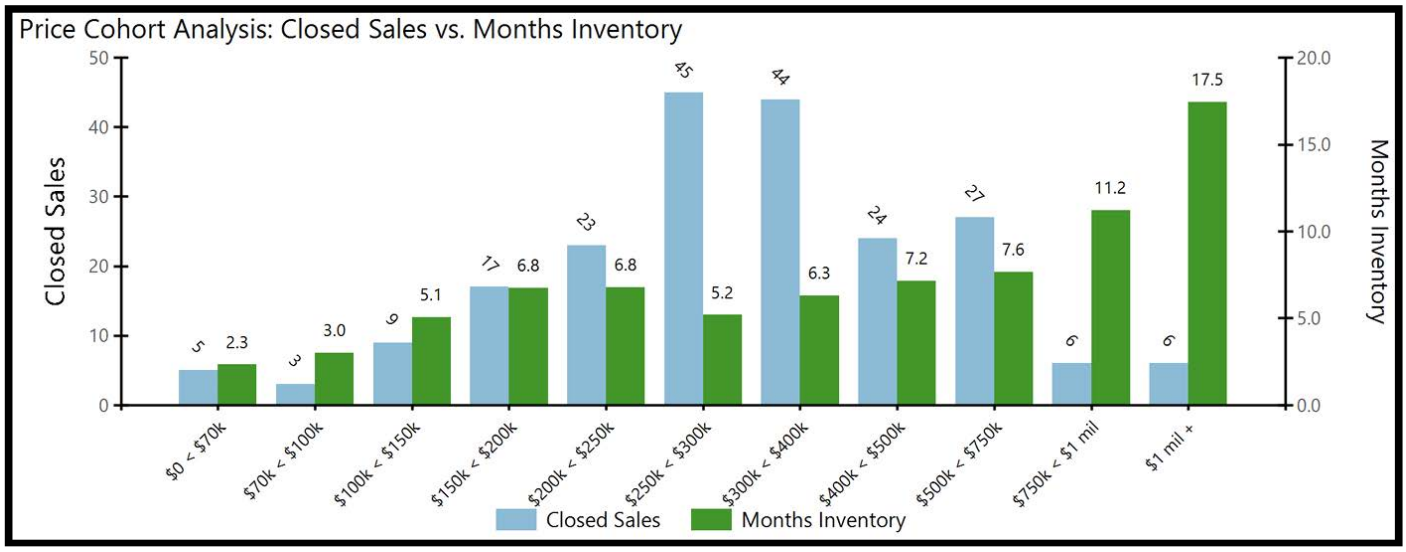


Table 2: Price Cohort Analysis

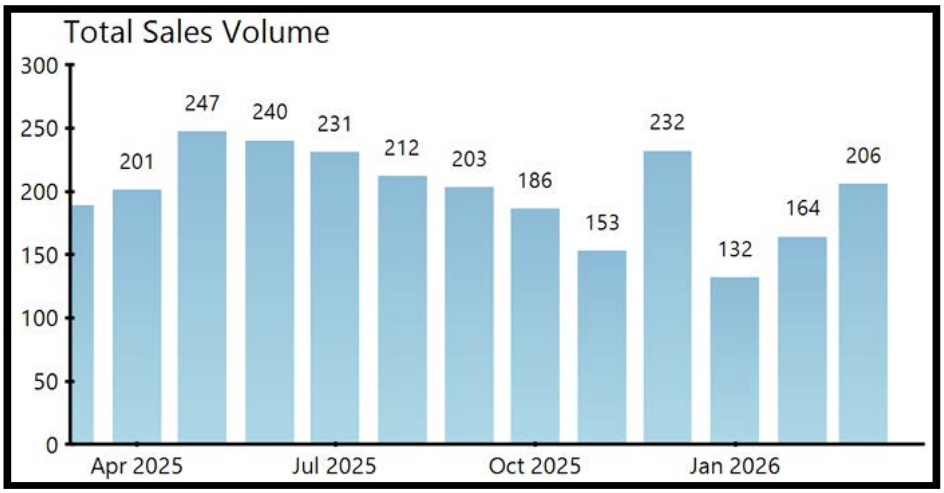
Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
$0 < $70k	5	150.00%	2.39%	$60,000	35.44%	$53.70	53.17%	6	2.3	1,080	1937
$70k < $100k	3	50.00%	1.44%	***	***	***	***	11	3.0	720	1955
$100k < $150k	9	-18.18%	4.31%	$125,000	1.63%	$125.00	7.72%	49	5.1	1,080	1962
$150k < $200k	17	-22.73%	8.13%	$168,000	-5.08%	$146.81	-1.75%	112	6.8	1,227	1962
$200k < $250k	23	15.00%	11.00%	$228,670	0.51%	$144.54	-11.97%	193	6.8	1,499	2024
$250k < $300k	45	55.17%	21.53%	$276,000	4.55%	$148.53	-17.69%	171	5.2	1,875	2023
$300k < $400k	44	-16.98%	21.05%	$349,000	-0.29%	$167.42	-4.28%	289	6.3	2,066	2023
$400k < $500k	24	33.33%	11.48%	$440,000	-0.85%	$188.88	-1.26%	164	7.2	2,370	2025
$500k < $750k	27	3.85%	12.92%	$626,140	9.98%	$212.90	2.55%	207	7.7	2,960	2025
$750k < $1 mil	6	20.00%	2.87%	$853,750	8.34%	$231.88	-4.92%	85	11.2	3,644	2020
$1 mil +	6	50.00%	2.87%	$1,353,500	-2.97%	$336.34	-4.38%	80	17.5	3,883	2016

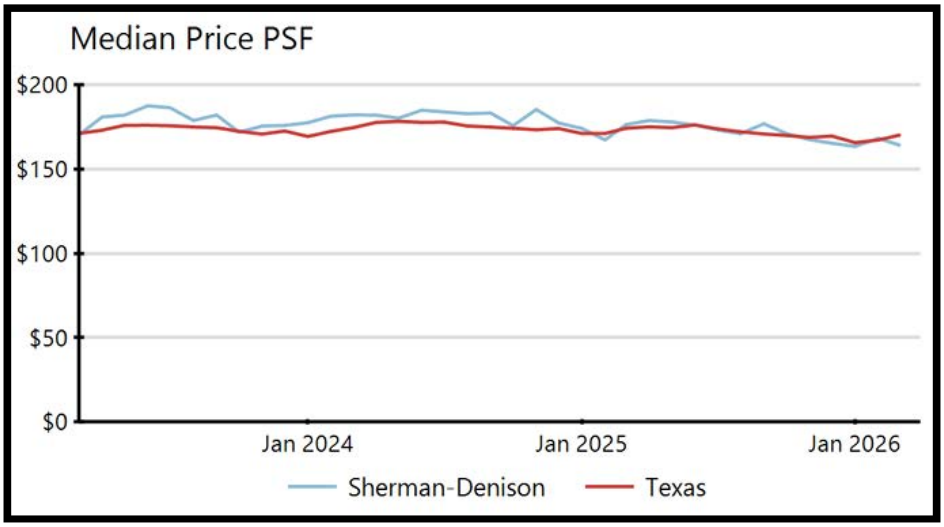
*** Not displayed when fewer than 5 sales

Single-Family Homes

Sales volume for single-family homes increased 8.99% YoY from 189 to 206 transactions. Year-to-date sales reached a total of 502 closed listings. Dollar volume rose from $68.62 million to $78.67 million. The average sales price rose 5.19% YoY from $363,057 to $381,905, while the average price per square foot declined from $183.12 to $178.48. Median price declined 3.02% YoY from $320,000 to $310,350, while the median price per square foot declined from $176.41 to $164.28.

Months inventory for single-family homes rose from 6.4 to 6.7 months supply, and days to sell rose from 122 to 142.


Total Sales Volume
300
250
200
150
100
50
0
201
247
240
231
212
203
186
153
232
132
164
206
Apr 2025
Jul 2025
Oct 2025
Jan 2026


Median Price PSF
$200
$150
$100
$50
$0
Jan 2024
Jan 2025
Jan 2026
Sherman-Denison
Texas

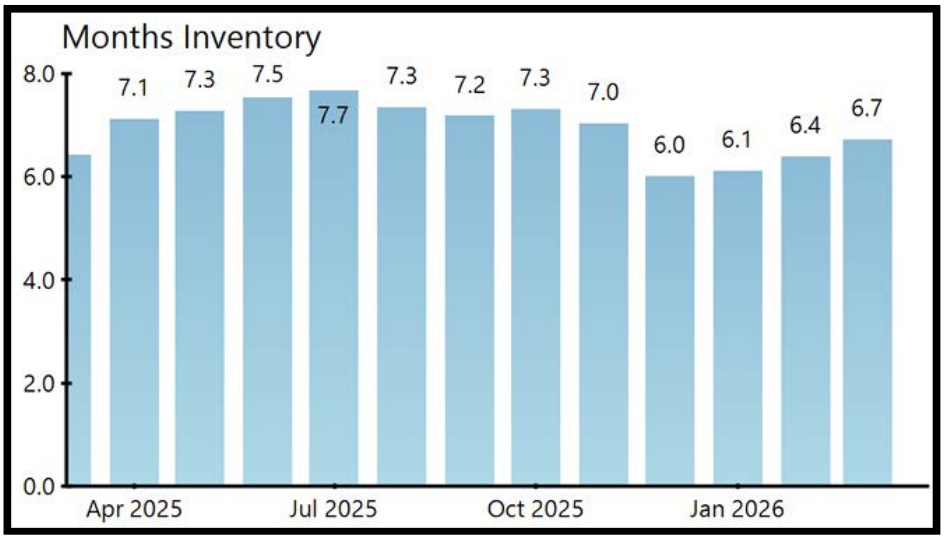
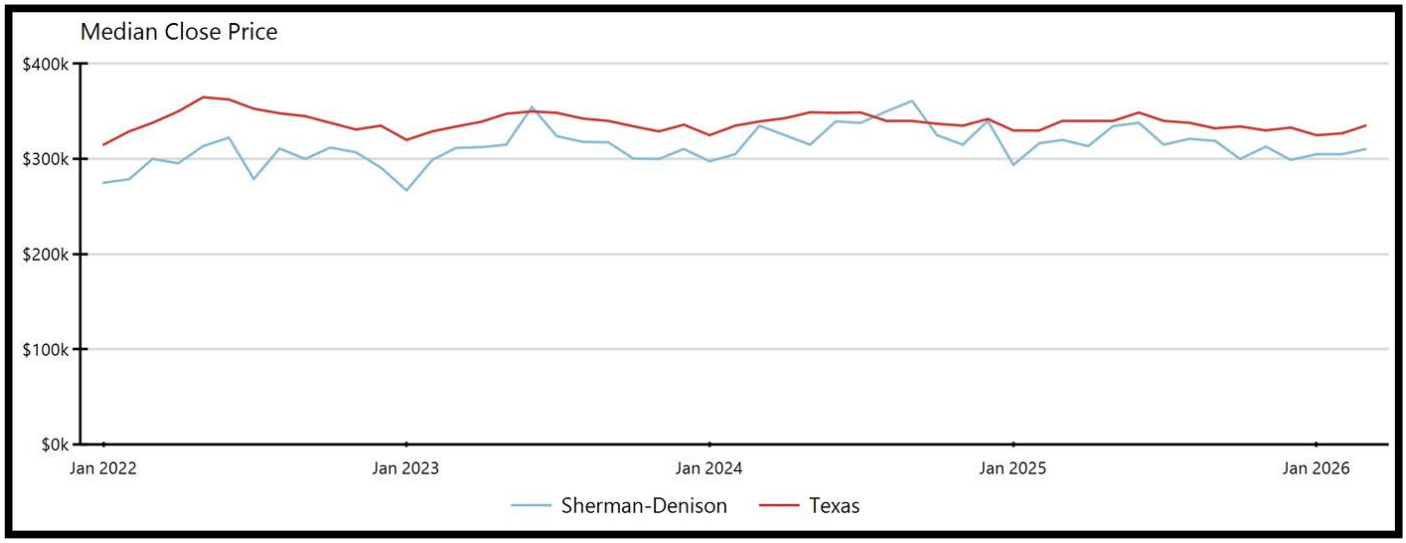

Months Inventory
8.0
6.0
4.0
2.0
0.0
7.1
7.3
7.5
7.7
7.3
7.2
7.3
7.0
6.0
6.1
6.4
6.7
Apr 2025
Jul 2025
Oct 2025
Jan 2026

Table 3: Single-Family Activity

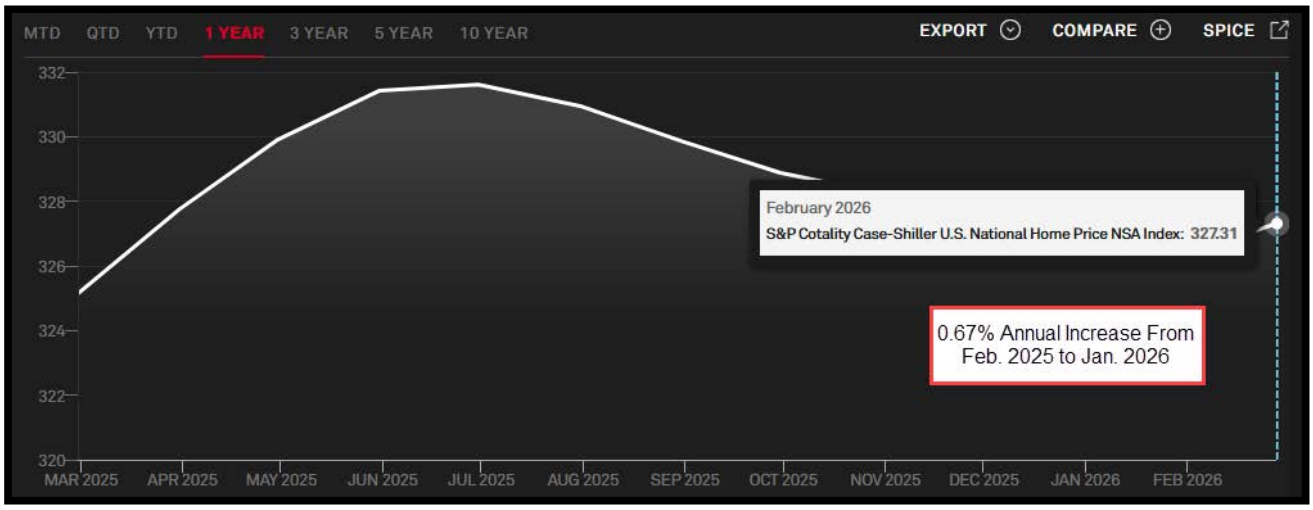
	Mar 2026	YoY %
Sales	206	8.99%
Dollar Volume	$78,672,497	14.65%
Median Close Price	$310,350	-3.02%
New Listings	449	-0.88%
Active Listings	1,347	6.82%
Months Inventory	6.7	4.69%
Days to Sell	142	16.39%
Average Price PSF	$178.48	-2.54%
Median Price PSF	$164.28	-6.88%
Median Square Feet	1,978	7.50%
Close to Original List Price	91.11%	-2.11%

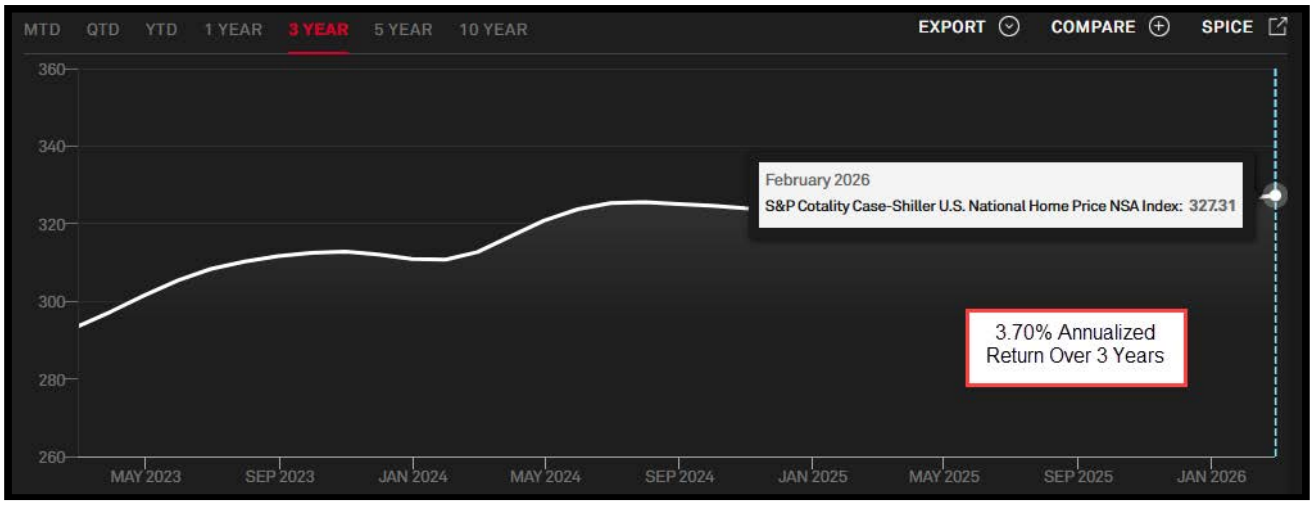


S&P CORELOGIC CASE-SHILLER INDEX

February 2026

Data reported from the Standard & Poor Dow Jones Indices (1-year and 3-year graphs shown below) from end of February 2026 showed that home prices nationally were up 0.67% YoY while the Dallas Metropolitan decreased -1.74% (Dallas Metro). Prices have retreated in mostly the southern states; however, the northern region has remained steady compared to the national average.





Metropolitan Area	February 2026 Level	February / January Change (%)	January '26 / December '25 Change (%)	1-Year Change (%)
Dallas	289.04	-0.15%	-0.40%	-1.74%
Composite-10	359.54	0.58%	-0.05%	1.46%
Composite-20	338.15	0.44%	-0.14%	0.90%
U.S. National	327.31	0.29%	-0.18%	0.67%

Sources: S&P Dow Jones Indices and Cotality
Data through February 2026

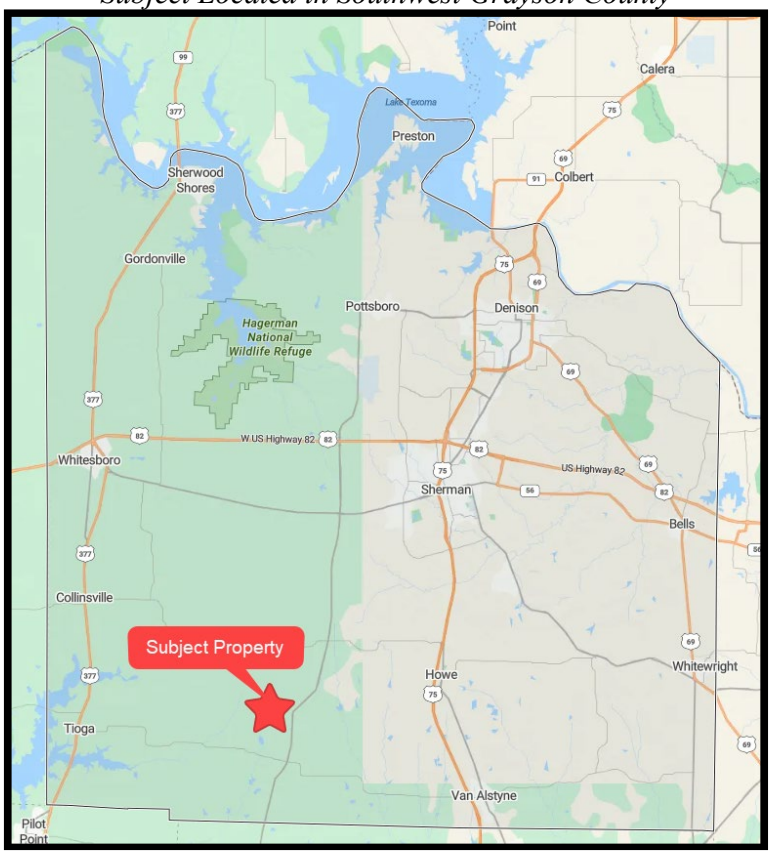
GRAYSON COUNTY OVERVIEW

Grayson County has experienced sustained, above-average population and economic growth over the past several years, driven by its position along the expanding Sherman–Denison corridor and increasing regional investment. Population estimates show the county growing at an average rate of 2.6% annually since 2020, rising from 135,543 in 2020 to approximately 152,700 residents by 2024. This growth is supported by steady employment expansion: nonfarm payrolls increased to 54,800 jobs in late 2024, up 1.5% year-over-year, while resident employment rose by 2.2% during the same period. Major employers—including Texoma Medical Center and Tyson Foods—anchor the local labor market, and large-scale industrial projects such as the Texas Instruments $30 billion semiconductor facility and Global Wafers' $5 billion manufacturing plant are reshaping long-term economic expectations.

Residential demand has strengthened alongside these economic drivers, contributing to rising property values and increased development activity throughout the county. The region's transportation network, including U.S. Highways 75, 82, and 377, supports commuter access and facilitates continued suburban expansion from Collin and Denton Counties. Population and household growth trends indicate consistent in-migration, with annual increases of 3,600–3,700 residents between 2021 and 2023, reflecting the county's appeal for both workforce housing and new residential subdivisions. Overall, Grayson County's combination of strong job creation, major industrial investment, and steady population inflow positions it as one of North Texas's most active and rapidly evolving growth corridors.

MAP OF GRAYSON COUNTY

Subject Located in Southwest Grayson County



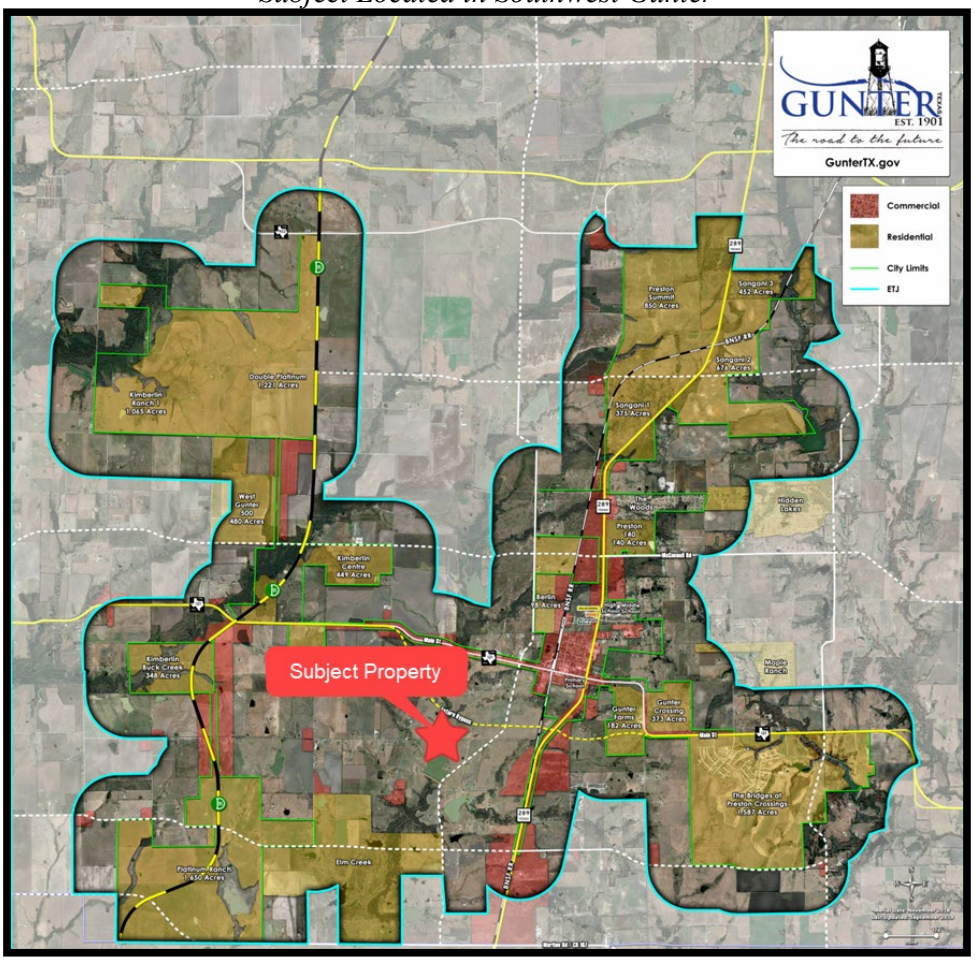
CITY OF GUNTER OVERVIEW

Gunter is a fast-growing community in Grayson County, Texas, positioned directly in the path of northward expansion from the Frisco–Celina corridor. The city has seen a marked increase in residential development interest over the past several years, driven by its location along the Preston Road (SH-289) corridor and the continued push of suburban growth from Collin County into southern Grayson County. Large tracts surrounding the city are transitioning from agricultural use to planned residential and mixed-use projects, and several master-planned communities have been proposed or are in early development stages. This activity reflects strong demand from buyers seeking lower-density living while remaining within commuting distance of major employment centers to the south.

Local infrastructure improvements and regional transportation planning continue to support Gunter's upward trajectory. The city's proximity to the future Dallas North Tollway extension, ongoing utility expansions, and increased developer activity signal sustained long-term growth potential. Gunter ISD's rising enrollment and new school facility planning further reinforce the area's development momentum. Overall, Gunter is evolving from a rural community into an emerging suburban market, with accelerating residential absorption, increasing land values, and growing interest from both small-scale builders and large regional developers.

MAP OF THE CITY OF GUNTER

Subject Located in Southwest Gunter

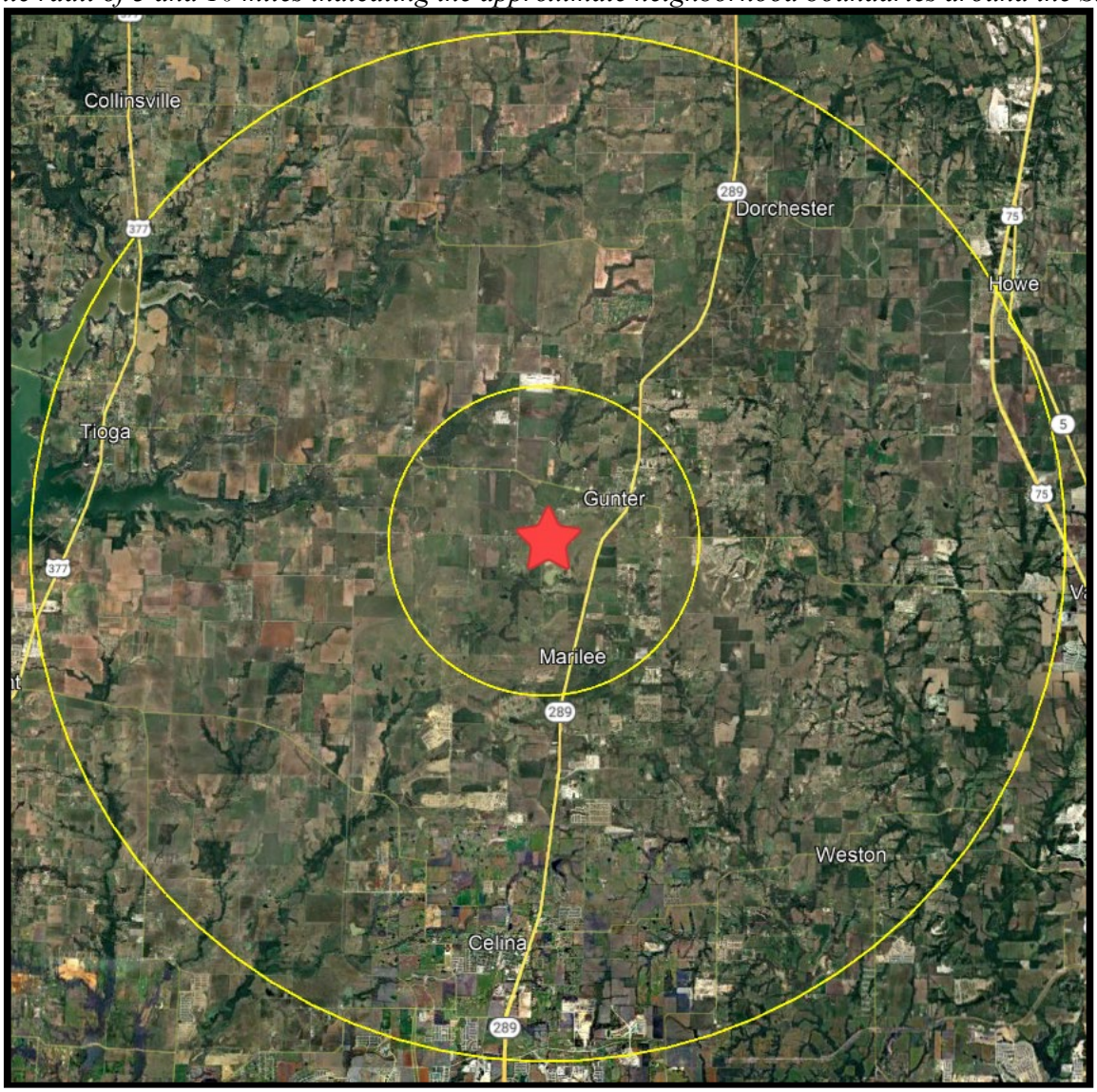


NEIGHBORHOOD ANALYSIS

A neighborhood may be defined as a section of a community or an entire community. It refers to relatively unified areas with definite boundaries which exhibit a fairly high degree of homogeneous uses – basically a group of complimentary land uses that exhibit a greater degree of commonality than the larger area. The boundaries of a neighborhood define the geographical area which exerts influence on the value of the subject property. Taylor Ranch PID is located within the City of Gunter, Grayson County, Texas.

NEIGHBORHOOD MAP

Geographic radii of 3 and 10 miles indicating the approximate neighborhood boundaries around the Subject

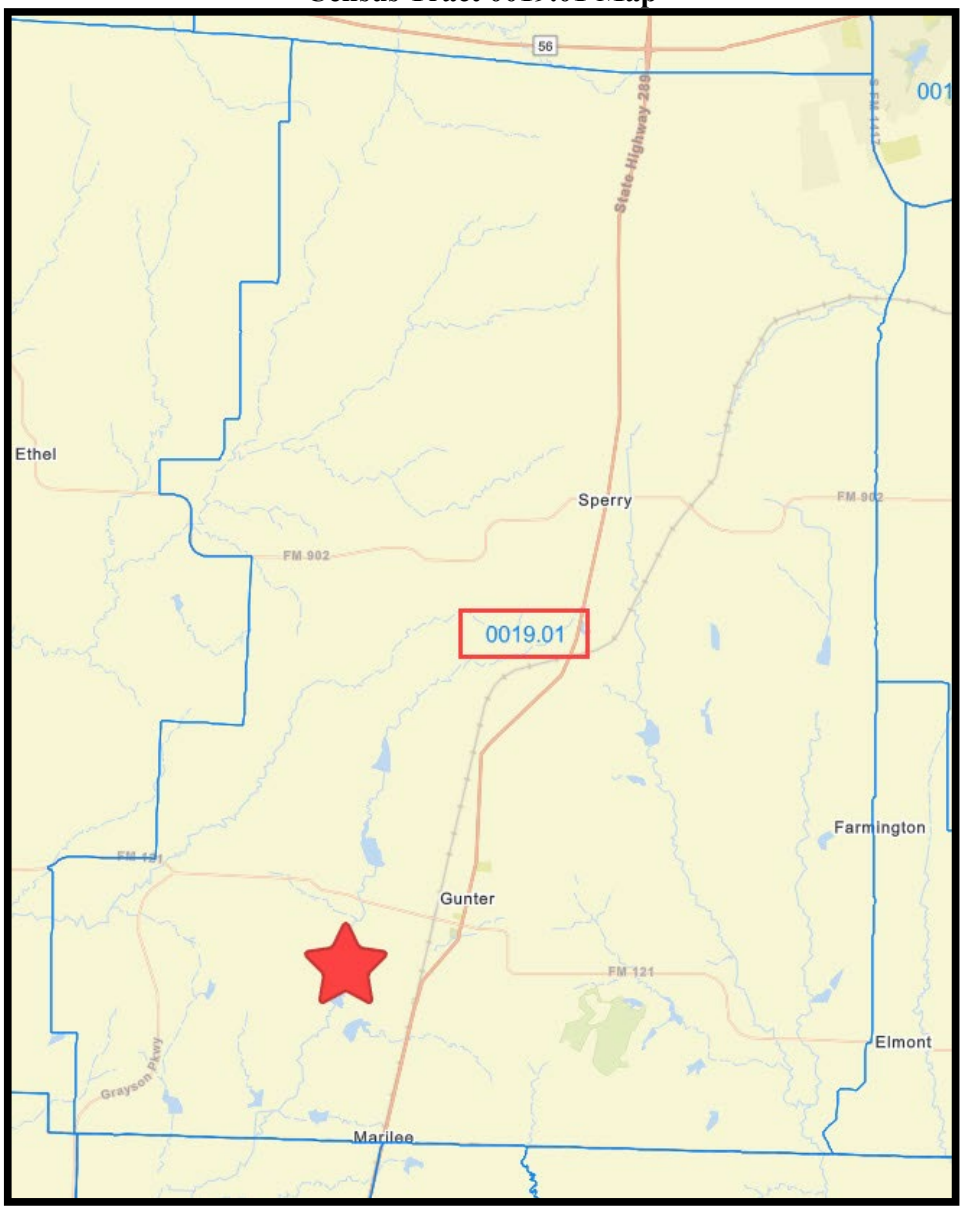


	3 Miles	10 Miles
North	Wall Street Road	Dagnan Road
East	Preston Crossing Road	State Highway 75
South	Marilee Road	East Outer Loop
West	Jarsen Road	State Highway 377

NEIGHBORHOOD DEMOGRAPHICS

The subject is located in census tract 0019.01 with the FFIEC Geocode Census Report shown on the following page. The census tract report for 0019.01 indicates that 7,316 people reside in the tract and family median income levels are in the upper tier with estimated median family incomes of $98,300. Within census tract 0019.01, approximately 73% of housing units are owner-occupied with 15% being renter-occupied and 12% being vacant. These housing and demographics statistics indicate that the immediate vicinity is primarily rural with agricultural uses and jobs.

Census Tract 0019.01 Map



Tract 0019.01 Census Report

2025 FFIEC Geocode Census Report

Address:
MSA:43300-SHERMAN-DENISON, TX
State:48-TEXAS
County:181-GRAYSON COUNTY
Tract Code:0019.01

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2025 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	$98,300
2020 Tract Median Family Income	$107,174
Tract Median Family Income %	149.58
Tract Population	7316
Owner-Occupied Units	1996
1- to 4- Family Units	2726

Census Income Information

Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family Income	$71,649
2025 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	$98,300
% below Poverty Line	3.27
Tract Median Family Income %	149.58
2020 Tract Median Family Income	$107,174
2020 Tract Median Household Income	$94,811

Census Population Information

Tract Population	7316
Number of Families	1988
Number of Households	2409

Census Housing Information

Total Housing Units	2729
1- to 4- Family Units	2726
Median House Age (Years)	20
Owner-Occupied Units	1996
Renter Occupied Units	413
Owner Occupied 1- to 4- Family Units	1996
Inside Principal City?	YES
Vacant Units	320

DEMOGRAPHIC SUMMARY

Analytics from CoStar of the area are provided below. Within a 10-mile radius of the subject there are 27,010 people which represents a 9.30% annual increase in population since 2020 and highlights rapid growth that has occurred in this portion of North Texas. The population growth is expected to slow slightly in the coming years and grow another 3.10% annually over the next five years. Median household incomes in the 10-mile radius is $138,342.

Population

	2 miles	5 miles	10 miles
2020 Population	892	4,340	18,452
2025 Population	1,044	5,445	27,010
2030 Population Projection	1,147	6,095	31,208
Annual Growth 2020-2025	3.4%	5.1%	9.3%
Annual Growth 2025-2030	2.0%	2.4%	3.1%
Median Age	33	37.7	38.4
Bachelor's Degree or Higher	26%	39%	39%
U.S. Armed Forces	0	0	3

Income

	2 miles	5 miles	10 miles
Avg Household Income	$118,864	$161,518	$155,002
Median Household Income	$101,096	$140,249	$138,342
< $25,000	26	73	744
$25,000 - 50,000	43	219	962
$50,000 - 75,000	29	100	724
$75,000 - 100,000	65	156	806
$100,000 - 125,000	57	226	767
$125,000 - 150,000	22	150	757
$150,000 - 200,000	53	332	1,804
$200,000+	36	475	2,250

EMPLOYMENT DATA

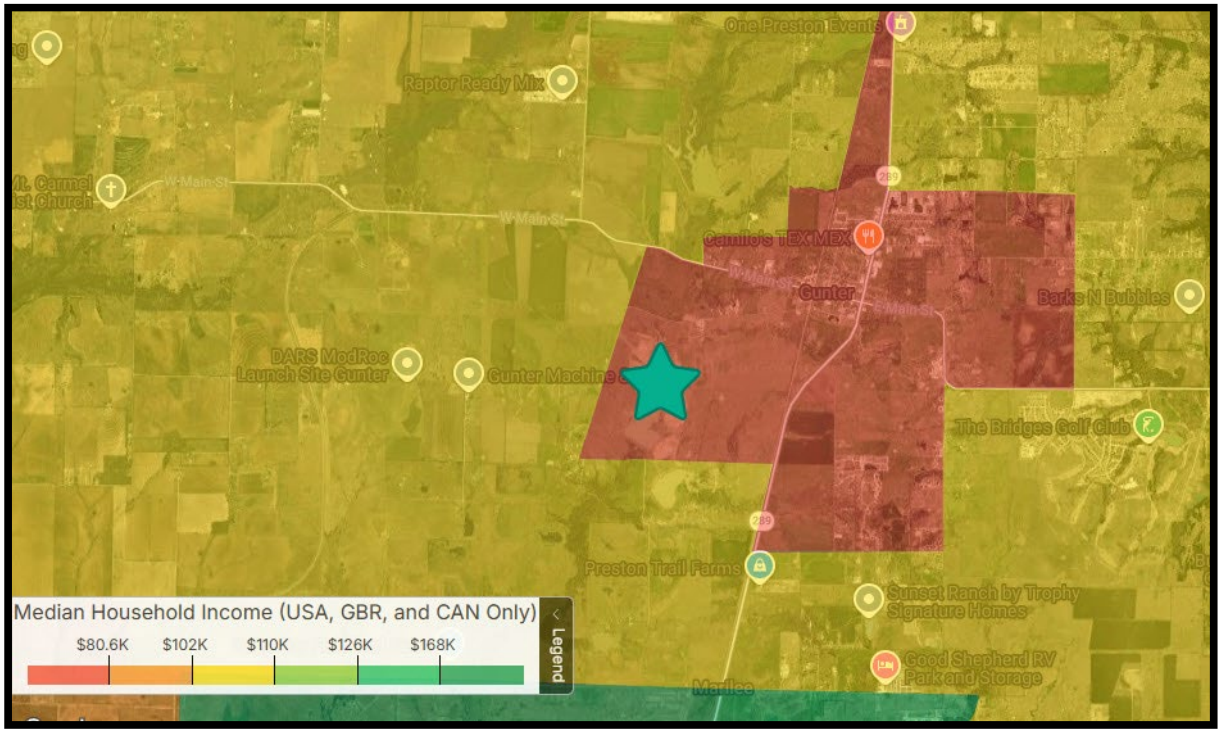
A table of the 2, 5, and 10-mile radius employment figures are shown below. The numbers highlight the area's economy with most employees in the area surrounding the subject in service-producing industries.

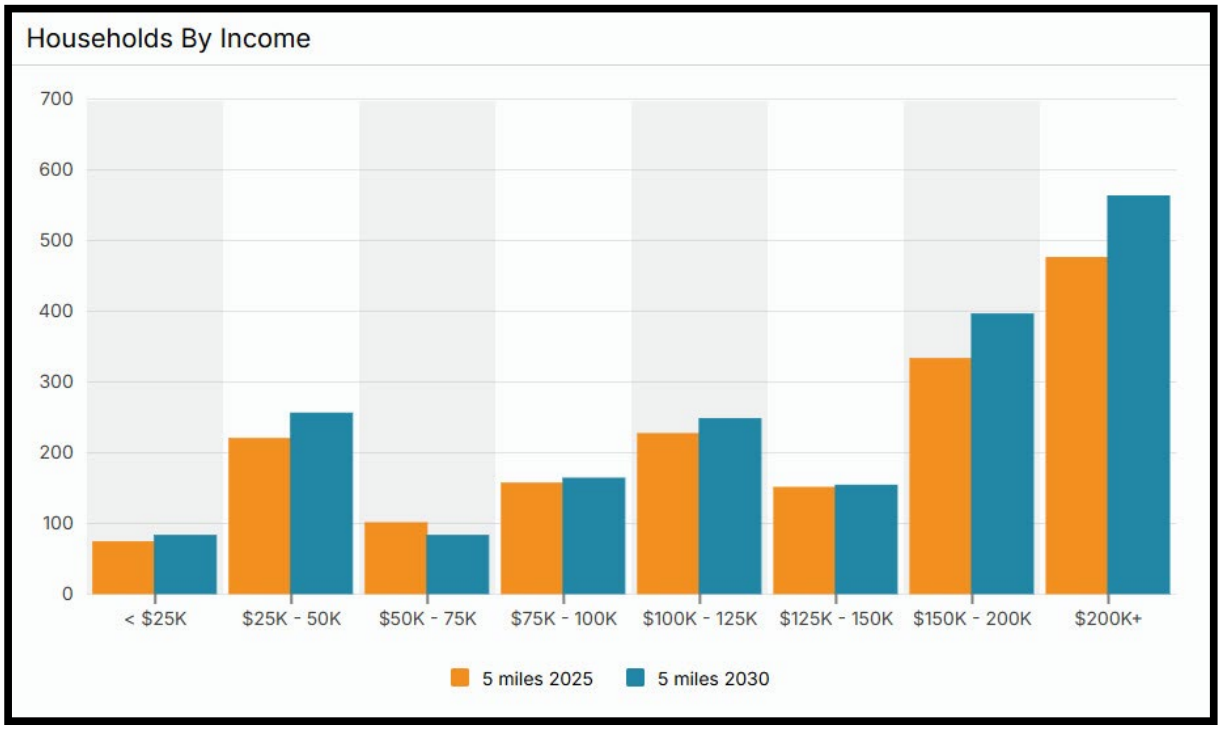
Daytime Employment

Radius	2 miles		5 miles		10 miles	
	Employees	Businesses	Employees	Businesses	Employees	Businesses
Service-Producing Industri...	**493**	**44**	**889**	**112**	**4,832**	**695**
Trade Transportation & Uti...	35	6	88	18	625	114
Information	0	0	25	2	71	7
Financial Activities	1	1	41	11	803	122
Professional & Business S...	37	6	75	16	544	110
Education & Health Services	322	16	438	31	1,461	158
Leisure & Hospitality	5	2	102	13	640	62
Other Services	29	9	52	16	381	98
Public Administration	64	4	68	5	307	24
Goods-Producing Industries	**74**	**10**	**175**	**28**	**838**	**157**
Natural Resources & Mining	5	1	11	4	44	14
Construction	22	5	94	17	541	110
Manufacturing	47	4	70	7	253	33
Total Daytime Employment	**567**	**54**	**1,064**	**140**	**5,670**	**852**

CoStar Analytics – Map of Median Household Income

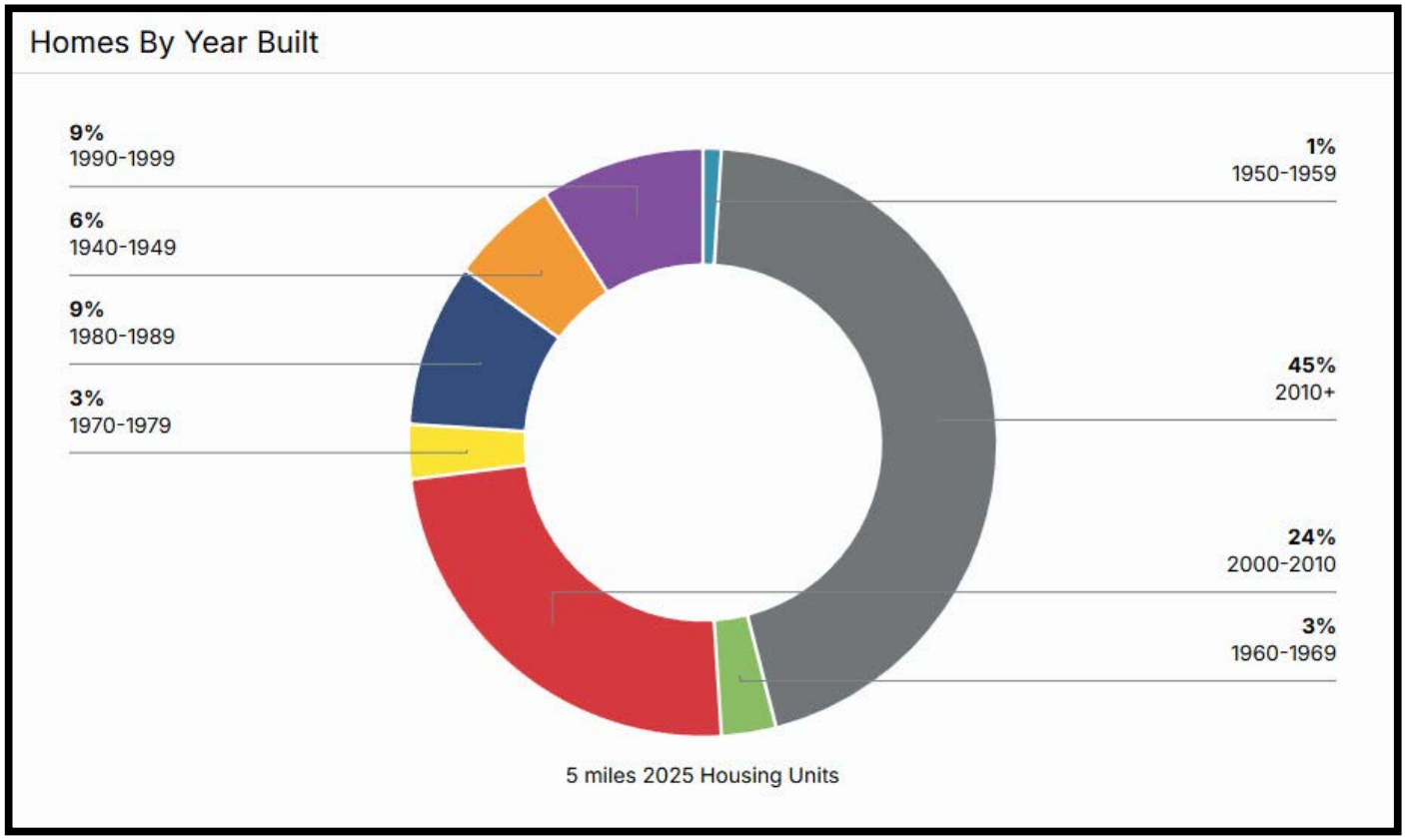
As indicated by the map below, median incomes in the vicinity of the subject property are below 80.6K. Median incomes south of Sherman and Denison tend to be lower in urban areas outside the population centers in the Sherman-Denison MSA.





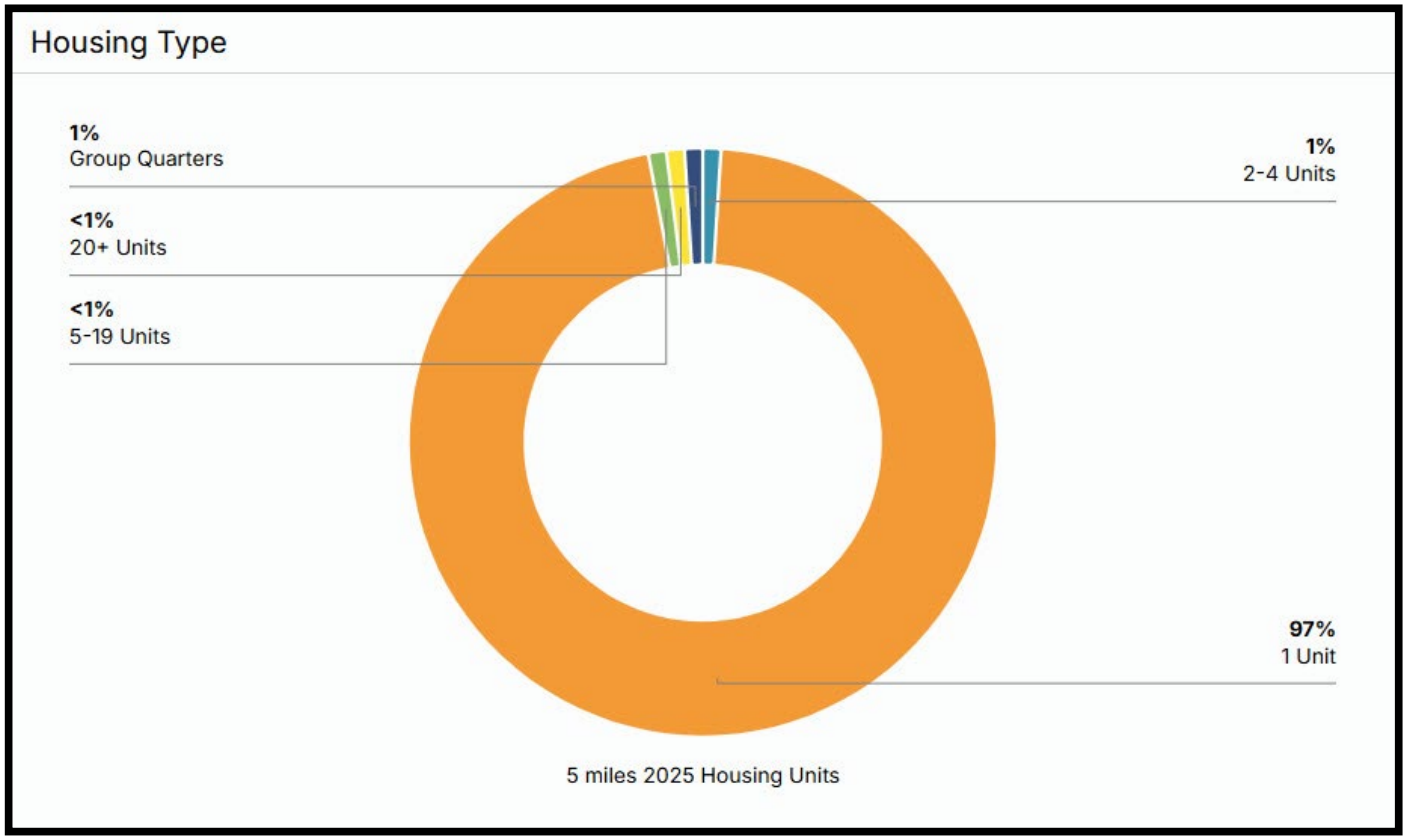
CoStar Analytics – Housing Statistics

Most housing in the area (69%) are homes that were built after 2000. This is consistent with the surrounding area which has been in a growth stage and has experienced numerous residential subdivision developments in recent years.



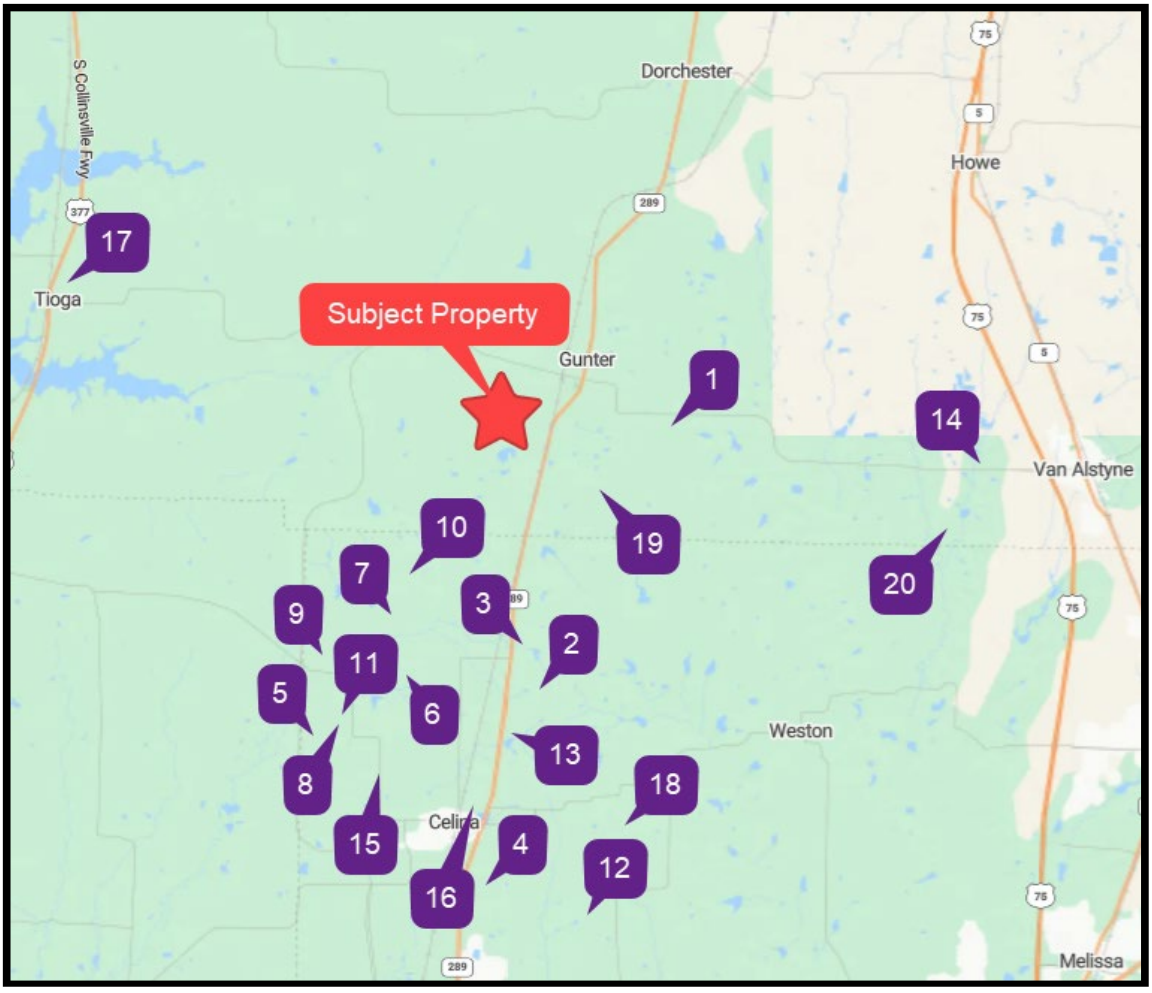
CoStar Analytics – Housing Statistics

In addition, the vast majority (97%) of housing in the 5-mile radius consists of single unit housing stock. The subject property is being developed with detached single-family housing that is consistent with the surrounding area.



Map of Notable Nearby Developing Residential Subdivisions

A map of notable built out, developing, and planning single-family residential subdivisions are shown below which highlights the similar and conforming uses around the subject property.



MAP KEY					
1	Bridges at Preston Crossing	*8*	Legacy Hills/Enclave	*15*	Uptown Celina/La Terra
2	Buffalo Ridge	*9*	Legacy Hills/Lilybrooke	*16*	Uptown Celina/The Heights
3	Chalk Hill	*10*	Legacy Hills/Pinnacle	*17*	The Gables at Tioga
4	Hillside Village	*11*	Legacy Hills/Rise	*18*	Creek Pointe Estates
5	Legacy Hills/Arbors	*12*	Parks at Wilson Creek	*19*	Hunter's Ridge Addition
6	Legacy Hills/Brookshire	*13*	Ramble	*20*	Pearlace Addition
7	Legacy Hills/Del Webb	*14*	Thompson Farms	-	-

ABSORPTION ANALYSIS

RESIDENTIAL ANALYSIS

The subject property is Taylor Ranch PID which consists of approximately 491.423 acres in Grayson County being developed into detached single-family lots for residential use. Taylor Ranch PID is currently owned by MM Taylor Ranch 496, LLC. MM Taylor Ranch 496, LLC is the developer of the property which is under the corporate umbrella of Centurion American. Centurion American is a nationally recognized homebuilder and is also well-known within the subject's market area for building housing for second- and third-time homebuyers.

When analyzing the financially feasible and maximally productive use of the site, uses that are both physically possible and legally permissible must be considered. An important factor affecting the development of the subject is the surrounding land usage. For the subject property, the primary potential use is single-family residential development as that conforms to recent land development in the surrounding cities near Gunter. The neighborhood is best described as the southeast quadrant of Little Elm Creek Road and Westman Road. The neighborhood is rural farmland with scattered single-family residential dwellings surrounding the subject property. Approximately 1.0 mile east is State Highway 289. Generally, the main retail and commercial options near the subject site are found along State Highway 289, which has been rapidly developing with a number of master-planned communities in the past decade.

Since the recession in 2008, the residential real estate market in this area of North Texas has continuously improved, and Gunter has experienced this consistent population growth. Low interest rates persisted nationally in 2020 and 2021, and the markets rose significantly, but in 2022-2024 we saw higher interest rates as the Fed seeks to combat inflation that has now lowered in 2025 and into the first two quarters of 2026. With large numbers of immigration from outside DFW from higher cost-of-living states and an abundance of steady jobs, demand for residential real estate in growing communities like Gunter is expected to remain strong. Those end-user homebuyers in Taylor Ranch PID are expected to be middle-to-upper income earners as the average home price for finished single-family homes in the community is expected to be $475,000 for the 50-FF lots, $675,000 for the 80-FF lots, and $800,000 for the 100-FF lots.

Demand for vacant developed lots (VDLs) for home builders is currently dampening; along with material and labor shortages have continued into 2026 according to the Texas Real Estate Research Center. However, developable residential land in DFW with good access north of Dallas is in high demand with developments moving ever further away from the Dallas CBD and highly developed areas of Dallas where vacant land is scarce after decades of growth. The subject property–Taylor Ranch PID– is removed from the large Central Business Districts in the Metroplex but relatively near areas of Grayson and Collin Counties where many young families have migrated when searching for safe neighborhoods, good schools, relatively affordable new homes, and desirable residential amenities.

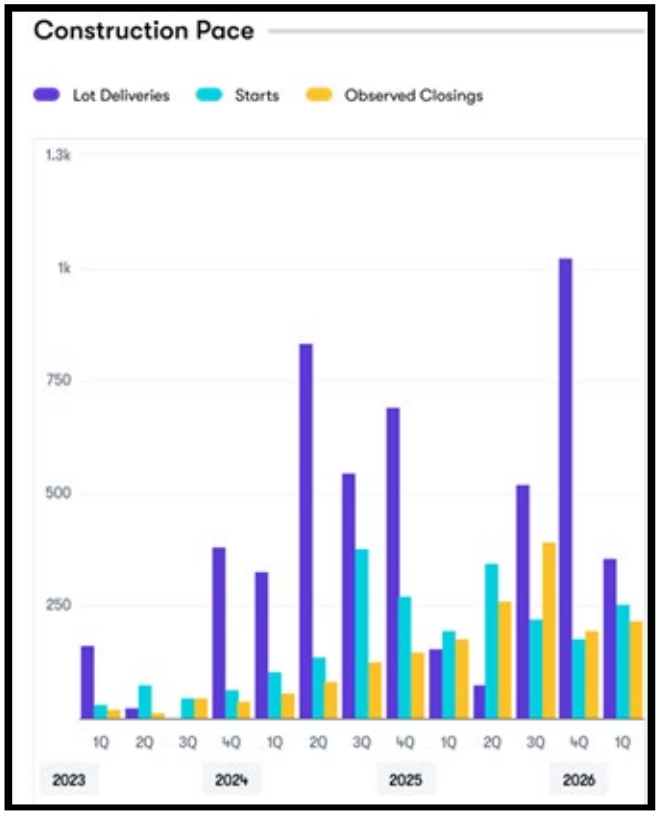
Based on the preceding, the proposed absorption of single-family home lots in the subject's neighborhood will be analyzed using historical absorption data provided by Zonda as well as information obtained from area market participants and developers. It is important to note that our absorption data is based on historical trends and current available data. Since the first residential lots are not scheduled to be complete until December 1, 2027, we will analyze the historical trends and attempt to forecast the absorption rates based off data, analytics, and our conversations with developers in the market.

We determined a 10-mile radius around the subject property is suitable for our absorption analysis as the competitive supply of lots is within this area. Further, we examined residential communities with lot widths between 50'-115'.

The construction pace data shows a submarket experiencing sharp swings in lot deliveries while builder activity and closings trend upward more gradually. Quarterly VDL deliveries rise from 155 in 1Q2025 to 522 in 3Q2025, spike to 1,024 in 4Q2025, and then fall back to 356 in 1Q2026—still a 129.68% year-over-year increase. Annual deliveries decline 11.17%, indicating that the late-2025 surge was not sustained across the full year. Starts show moderate improvement, with quarterly starts increasing from 196 to 254 (+29.59%) and annual starts rising 1.93%, suggesting builders are cautiously re-engaging but not matching the pace of lot production. Observed closings strengthen meaningfully, with quarterly closings rising from 177 to 219 (+23.73%) and annual closings nearly doubling to 1,072, a 99.26% increase. The construction pace chart reinforces these dynamics: lot deliveries show extreme volatility, while starts and closings follow a steadier upward trajectory into 2026, signaling a market still digesting heavy lot inflows but gradually improving in absorption.

Construction & Supply

	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	1Q 2025 VS 1Q 2026
Pace						
Quarterly VDL Deliveries	155	78	522	1,024	356	129.68%
Annual VDL Deliveries	2,229	1,472	1,446	1,779	1,980	-11.17%
Quarterly Starts	196	348	223	178	254	29.59%
Annual Starts	984	1,195	1,040	945	1,003	1.93%
Quarterly Observed Closings	177	263	392	198	219	23.73%
Annual Observed Closings	538	717	980	1,030	1,072	99.26%

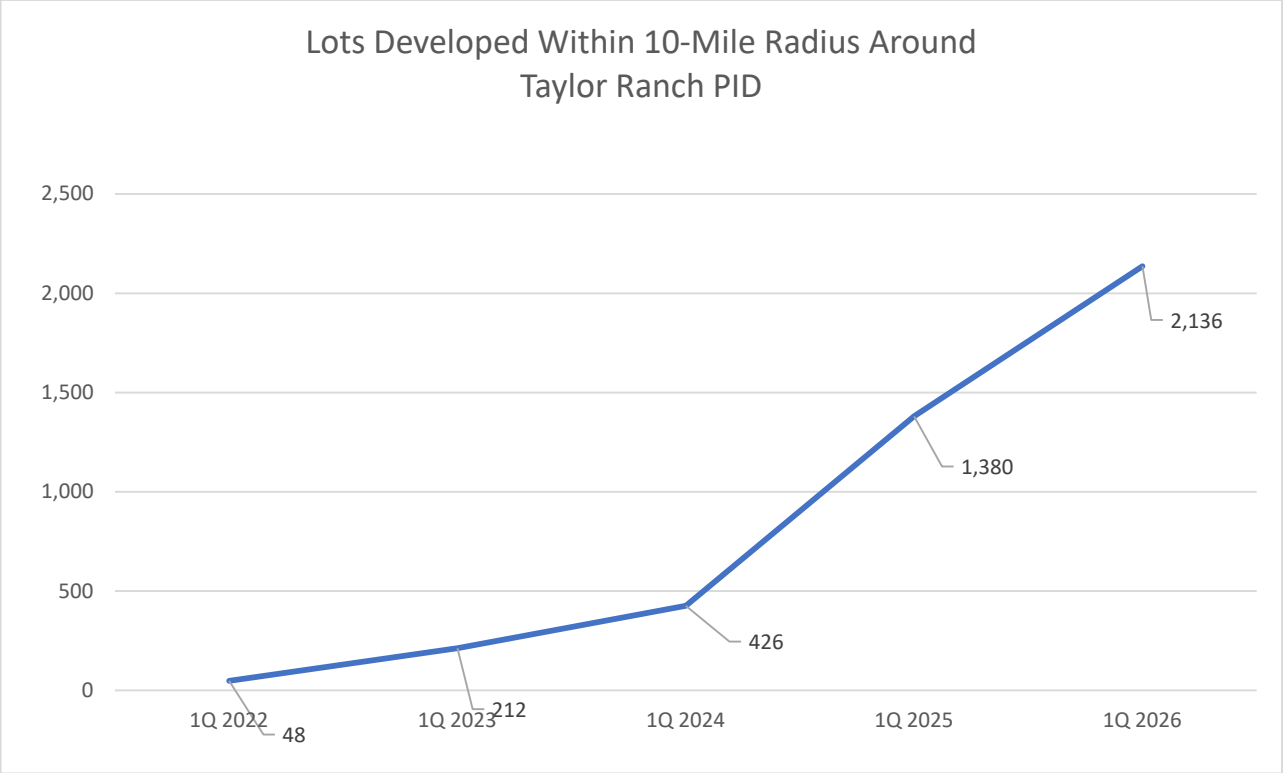


DEFINED SUBMARKET AREA

According to Zonda, the selected area absorbed the following number of 50'-100' lots year-over-year from 1Q 2022 to 1Q 2026:

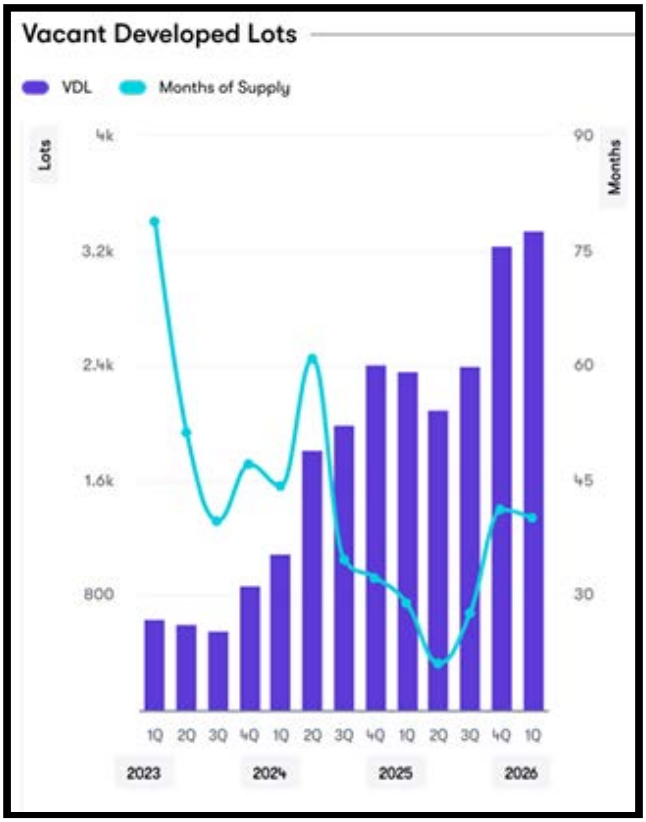
- 1Q 2022 – 48 lots absorbed
- 1Q 2023 – 212 lots absorbed
- 1Q 2024 – 426 lots absorbed
- 1Q 2025 – 1,380 lots absorbed
- 1Q 2026 – 2,136 lots absorbed

From 2022-2026, the *annual average* of lots absorbed was 840. Utilizing the more recent 24-month absorption of lots (1Q2024 to 1Q2026), the annual average of lots absorbed increases to 1,314 lots in the area.



COMPETITIVE SUPPLY (LOT INVENTORY)

The Vacant Developed Lots (VDL) data shows a submarket where finished-lot inventory expanded sharply over the past year, underscoring a supply environment that continues to loosen even as builder activity improves. VDL counts rise from 2,371 in 1Q2025 to 3,348 in 1Q2026—a 41.21% increase—driven largely by a major spike in 4Q2025 when inventory jumped to 3,246. Months of supply follow the same pattern, climbing from 28.91 to 40.06 (+38.53%), with a pronounced surge in late-2025 as lot deliveries outpaced starts and closings. Despite some quarterly fluctuations, the VDL chart reinforces this upward trajectory: total VDL inventory trends steadily higher through 2025 and into early-2026, while months of supply remains elevated, signaling that absorption continues to lag behind the pace of lot production. Together, the data and chart depict a market still working through a substantial buildup of finished lots, with supply pressures persisting even as demand indicators show gradual improvement.



Thus, the total lot supply is considered to be **above** supply level for a significantly developing market. *However, taking into consideration that new developments require a typical 12-to-18-month construction period, with increasing demand and declining lot supply, along with developers and builders speculating an increase in demand it appears that additional lot product in the submarket is feasible at the current time.*

ABSORPTION ANALYSIS – 50', 80', AND 100' LOTS

The similarities considered to be most important are lot size, home price range, and amenity features. The tables that follow detail the active subdivisions that are considered to compete with the subject's lots. All data is per Zonda as of 1Q2026.

50' Lots

We included data for lots that were 50' lots within a 10-mile radius. Since data on 50' lots is plentiful, we selected seventeen comparable absorption schedules at nearby communities we concluded are similar to the subject and considered some of these communities are smaller and some larger than Taylor Ranch PID.

Subdivision	Size (Foot Front)	Available Lots	Starts	Months	Available Supply (Months)	Starts /Month
Bridges at Preston Crossing	50'	129	11	12	140.7	**0.9**
Buffalo Ridge	50'	0	8	12	0.0	**0.7**
Chalk Hill	50'	78	97	12	9.6	**8.1**
Hillside Village	50'	56	38	12	17.7	**3.2**
Legacy Hills/Arbors	50'	67	12	12	67.0	**1.0**
Legacy Hills/Brookshire	50'	73	41	12	21.4	**3.4**
Legacy Hills/Del Webb	50'	67	20	12	40.2	**1.7**
Legacy Hills/Del Webb	50'	324	2	12	1944.0	**0.2**
Legacy Hills/Enclave	50'	108	31	12	41.8	**2.6**
Legacy Hills/Lilybrooke	50'	142	106	12	16.1	**8.8**
Legacy Hills/Pinnacle	50'	44	13	12	40.6	**1.1**
Legacy Hills/Rise	50'	231	106	12	26.2	**8.8**
Parks at Wilson Creek	50'	122	17	12	86.1	**1.4**
Ramble	50'	71	3	12	284.0	**0.3**
Thompson Farms	50'	82	4	12	246.0	**0.3**
Uptown Celina/La Terra	50'	62	17	12	43.8	**1.4**
Uptown Celina/The Heights	50'	2	19	12	1.3	**1.6**
AVERAGE		***97.5***	***32.1***	***12.0***	***178.0***	***2.7***

Our analysis indicates Starts/Month is between 0.2 and 8.8 with an average of 2.7 starts/month and a median of 1.4 starts/month. We similarly weighed and considered **the subject property's 50' lots would likely absorb 3 lots/month, or approximately 9 lots per quarter.**

80' Lots

We included data for lots that were 74'-83' lots within a 10-mile radius. Since data on 80' lots is relatively limited, we selected three comparable absorption schedules at nearby communities we concluded are similar to the subject and considered some of these communities are smaller and some larger than Taylor Ranch PID.

Subdivision	Size (Foot Front)	Available Lots	Starts	Months	Available Supply (Months)	Starts /Month
Parks at Wilson Creek	74'	72	12	12	72.0	**1.0**
Ramble	74'	9	2	12	54.0	**0.2**
The Gables at Tioga	83'	8	10	12	9.6	**0.8**
AVERAGE		***29.7***	***8.0***	***12.0***	***45.2***	***0.7***

Our analysis indicates Starts/Month is between 0.2 and 1.0 with an average of 0.7 starts/month and a median of 0.8 starts/month. We similarly weighed and considered **the subject property's 80' lots would likely absorb 1 lot/month, or approximately 3 lots per quarter.**

100' Lots

Again, for the 100' lots, we included data for lots within a 10-mile radius and included 100' lots in our analysis. Data on 100' lots is somewhat limited, so we selected three comparable absorption schedules at a nearby community which is shown as follows:

Subdivision	Size (Foot Front)	Available Lots	Starts	Months	Available Supply (Months)	Starts /Month
Creek Pointe Estates	100'	4	3	12	16.0	**0.3**
Hunter's Ridge Addition	100'	23	8	12	34.5	**0.7**
Pearlace Addition	100'	9	2	12	54.0	**0.2**
AVERAGE		***12.0***	***4.3***	***12.0***	***34.8***	***0.4***

Our analysis indicates Starts/Month is between 0.2 and 0.7 with an average of 0.4 starts/month and a median of 0.3 starts/month. We similarly weighed and considered **the subject property's 100' lots would likely absorb 1 lot/month, or approximately 3 lots per quarter.**

Absorption Summary Projection: 50', 80', and 100' Lots in Improvement Area #1

Based on the preceding, we estimate that lots in the subject property's development will sell 9 lots/quarter for 50' lots, 3 lots/quarter for 80' lots and 3 lot/quarter for 100' lots with absorption beginning December 2027. An Absorption Summary Projection for all lot sizes is shown in the table below for the 301 lots in Improvement Area #1 of Taylor Ranch PID.

Projected Quarterly Absorption Summary - Taylor Ranch PID Improvement Area #1													
Lot Type	*Dec-2027*	*Jan-2028*	*Apr-2028*	*Jul-2028*	*Oct-2028*	*Jan-2029*	*Apr-2029*	*Jul-2029*	*Oct-2029*	*Jan-2030*	*Apr-2030*	*Jul-2030*	*Oct-2030*
50-FF	9	9	9	9	9	9	9	9	9	9	9	9	9
80-FF	3	3	3	3	3	3	3	3	3	3	3	3	3
100-FF	3	3	3	3	3	-	-	-	-	-	-	-	-
Total	**15**	**15**	**15**	**15**	**15**	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**12**

▼
▼

Projected Quarterly Absorption Summary - Taylor Ranch PID Improvement Area #1													
Lot Type	*Jan-2030*	*Apr-2030*	*Jul-2030*	*Oct-2030*	*Jan-2031*	*Apr-2031*	*Mar-2031*	*June-2031*	*Sept-2031*	*Dec-2031*	*Jan-2032*	*Apr-2032*	**TOTAL**
50-FF	9	9	9	9	9	9	9	9	9	9	9	5	**221**
80-FF	3	3	3	3	3	3	3	3	2	-	-	-	**65**
100-FF	-	-	-	-	-	-	-	-	-	-	-	-	**15**
Total	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**12**	**11**	**9**	**9**	**5**	**301**

The total absorption period for the 50' lots is expected to be 74 months (221 ÷ 3 lots/month), and expected to sell out in May 2032, The total absorption period of the 80' lots is expected to be 65 months (65 lots ÷ 1 lot/month), and lots are expected to sell out in October 3021. The total absorption period for the 100' lots is expected to be 15 months (15 lots ÷ 1 lot/month), and lots are expected to be sold out in December 2028.

SUBJECT PROPERTY ANALYSIS

The entire development of Taylor Ranch PID represents a total of approximately 491.423 acres (21,406,386-SF) is currently being developed into two distinct areas as follows:

- Improvement Area #1 within Taylor Ranch PID will consist of 221 50-FF lots, 65 80-FF lots, and 15 100-FF lots with a total of 301 improved residential lots on approximately 229.792 acres.
- The Major Improvement Area Paper Lots will include 300 80-FF lots and 48 100-FF lots with a total of 348 residential paper lots on approximately 261.631 acres.

The following chart shows the two distinct areas of Taylor Ranch PID:

Taylor Ranch PID					
Area Type	**Size (Acres)**	**50' Lot Type**	**80' Lot Type**	**100' Lot Type**	**Total Lots Appraised**
Improvement Area #1	*229.792-AC*	***221***	***65***	***15***	***301***
Major Improvement Area Paper Lots	**261.631-AC**	0	300	48	***348***

Taylor Ranch PID is currently owned by MM Taylor Ranch 496, LLC. Taylor Ranch PID is located in the southwest portion of the City of Gunter. This location is in the southwest portion of Grayson County. The area surrounding the subject property is primarily rural with scattered detached single-family homes but is the in the process of being developed with large master-planned communities commonly seen in nearby cities that are generally suitable for middle- to upper-income households.

Access to the subject property is considered average as it is located about 1.0 mile west of State Highway 289. Generally, the main retail and commercial options near the subject site are found along State Highway 289, which has been rapidly developing with a number of master-planned communities in the past decade.

The subject property will have a mandatory homeowner's association (HOA) over residential portions of the subject property in order to maintain open spaces, common areas, detention areas, and other related improvements or appurtenances that are not dedicated or maintained by the City of Gunter.

Based on research and discussion with the development team, the price point of homes in the subject's community will be around $475,000 for the 50-FF lots, $675,000 for the 80-FF lots, and $800,000 for the 100-FF lots, which should be a desirable price point for families and second- and third-time homebuyers looking for a quiet community with the small-town charm of Gunter but with the amenities of a planned residential community.

The chart on the following page shows a breakdown of the costs associated with each area of Taylor Ranch PID provided by KFM Engineering & Design, the Professional Engineers.

KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST

Project Name: Taylor Ranch
Client Name: Centurion American
City: Gunter, Grayson County, Texas

Date: March 26, 2026
Project Number: 01.0028.074
Acreage: 497.5
Lots: 301

TAYLOR RANCH PID OPC SUMMARY

	PID Direct Single Family Phase 1	Private Single Family Phase 1	Master Infrastructure	TOTAL
Water (Single Family)	$ 950,909	$ -	$ 472,804	$ 1,423,713
Wastewater (Single Family)	$ 2,491,961	$ -	$ -	$ 2,491,961
Storm Drain System Cost	$ 1,796,082	$ -	$ -	$ 1,796,082
Roadway and Paving Cost	$ 4,153,991	$ -	$ 417,867	$ 4,571,858
Dry Utility Cost	$ -	$ 451,500	$ -	$ 451,500
Earthwork and E&S Cost	$ 268,464	$ 1,694,800	$ 382,548	$ 2,345,812
SUM OF CONSTRUCTION COSTS	**$ 9,661,407**	**$ 2,146,300**	**$ 1,273,219**	**$ 13,080,926**
Contingency	$ -	$ -	$ -	$ -
SUB-TOTAL	**$ 9,661,407**	**$ 2,146,300**	**$ 1,273,219**	**$ 13,080,926**
Engineer, Survey Fees	$ 676,298	$ 171,704	$ 101,858	$ 949,860
CM/PM & Material Testing Fees (2%)	$ 193,228	$ 42,926	$ 25,464	$ 261,619
Inspection Fee, Bonds, etc.	$ 289,842	$ 107,315	$ 63,661	$ 460,818
District Formation Fees	$ -	$ -	$ 800,000	$ 800,000
TOTAL COST:	**$ 10,820,776**	**$ 2,468,245**	**$ 2,264,202**	**$ 15,553,222**

Assumptions:

- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter & Grayson County or additional governing authorities.
- This OPC is based on the construction drawings for Taylor Ranch dated July 2023.
- This OPC does not include costs for Landscape & Hardscape cost.
- Wastewater pipe sizes are based off of minimum allowable slope to provide a minimum velocity of 2 fps.
- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter or additional governing authorities.
- This OPC does not include Regional Utility costs.
- This OPC does not account for impact fee credits, these will be finalized in Mustang SUD NSA discussions.

This Engineer's opinion of probable cost is made on the basis of the Engineer's experience and best judgment as a design professional. This opinion of probable cost does not include city fees; such as easement acquisition, permits, and application fees among others. It must be recognized that any evaluation of work to be performed to construct this project must be by necessity and is speculative in nature until completion of its actual detailed design. In addition the Engineer has no control over the cost of labor, materials or services to be furnished by others or over market conditions. Accordingly, Knight, Fowler & Millsap, LLC. cannot guarantee that actual costs will not vary from the opinions expressed herein.

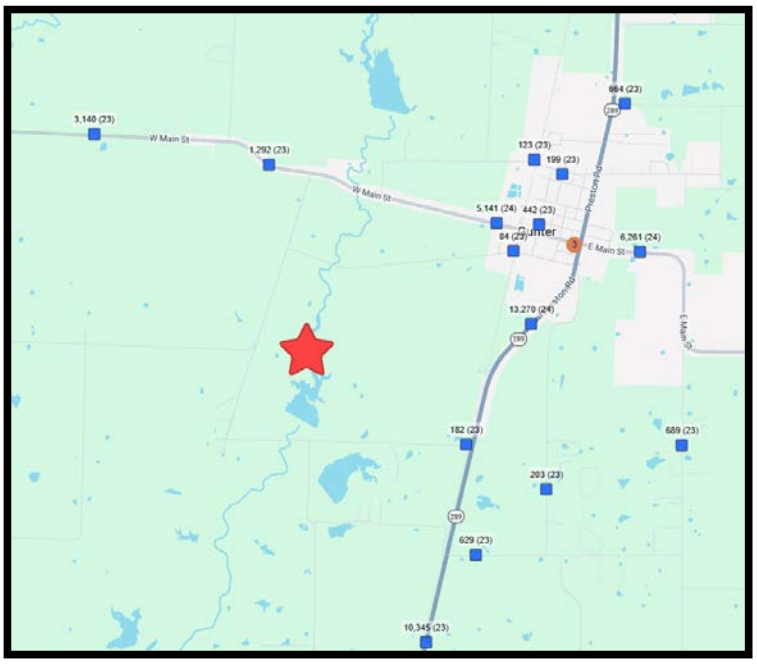
The preceding general descriptions of the subject's characteristics are based on review of available maps and data sources, as well as our physical on-site observations. Please refer to copies of the maps, photographs, and renderings for a visual perspective of the subject's physical characteristics.

ACCESSIBILITY, FRONTAGE, AND STREETS

The subject property has approximately ±3,930 feet of frontage on the north side of Foy Wallace Road, ±6,440 feet of frontage on the east side of Westman Road, and ±3,450 feet of frontage on the south side of Little Elm Creek Road. Foy Wallace Road is a two-lane, east/west directional asphalt paved road. Westman Road is a two-lane, north/south directional asphalt paved road. Little Elm Creek Road is a two-lane, east/west directional gravel road.

A map and data from TXDOT and CoStar are shown below which highlight traffic counts in the vicinity. Per TXDOT, the traffic along State Highway 289, which runs to the east of the subject has over 13,200 vehicles per day, West Main Street to the north has under 1,300 vehicles per day.

TXDOT Traffic Web Viewer



Traffic

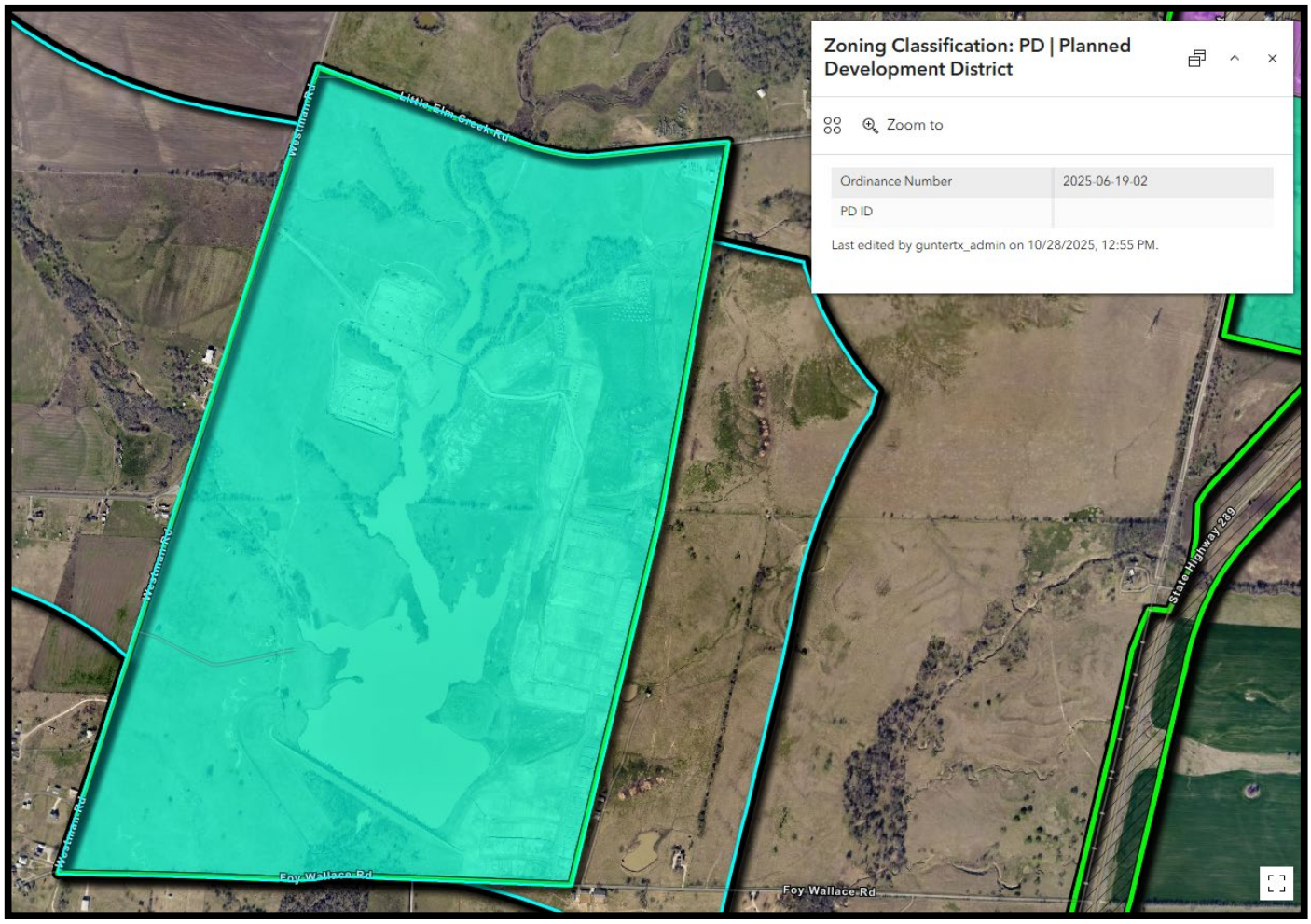
Collection Street	Cross Street	Traffic Volume	Count Year
W Main St	2nd St E	2,209	2024
West Main Street	2nd St E	1,939	2025
TX 45;RM 620	N 8th St NE	8,972	2020
State Hwy 289	N 8th St NE	8,456	2024
W Main St	N 6th St E	2,118	2025
W Main St	N 7th St W	3,643	2024
West Main Street	N 7th St W	2,738	2025
North 8th Street	E Pecan St N	8,612	2025
8th Street	E Pecan St N	9,190	2020
N 8th St	E Pecan St N	9,449	2024

ZONING AND RESTRICTIONS (CITY OF GUNTER)

The subject property is zoned Planned Development District (PD) by the City of Gunter. The Planned Development zoning in the City of Gunter is intended to provide for combining and mixing of uses to permit flexibility in the use and design of land and buildings.

The subject must adhere to the City of Gunter's ordinance for PD zoning. The proposed lot construction appears to be a conforming land use. A zoning map from the City of Gunter is shown below.

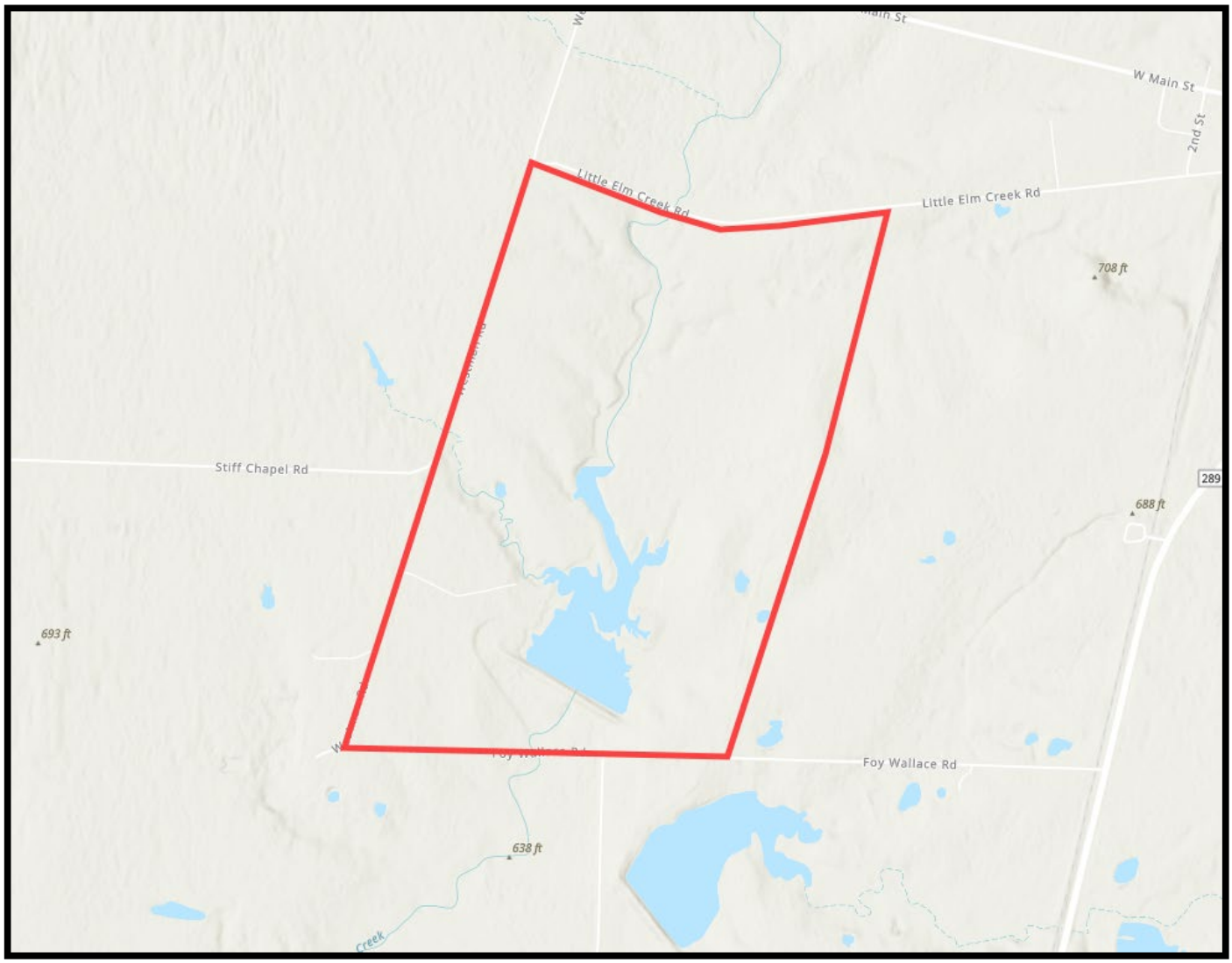
CITY OF GUNTER ZONING MAP



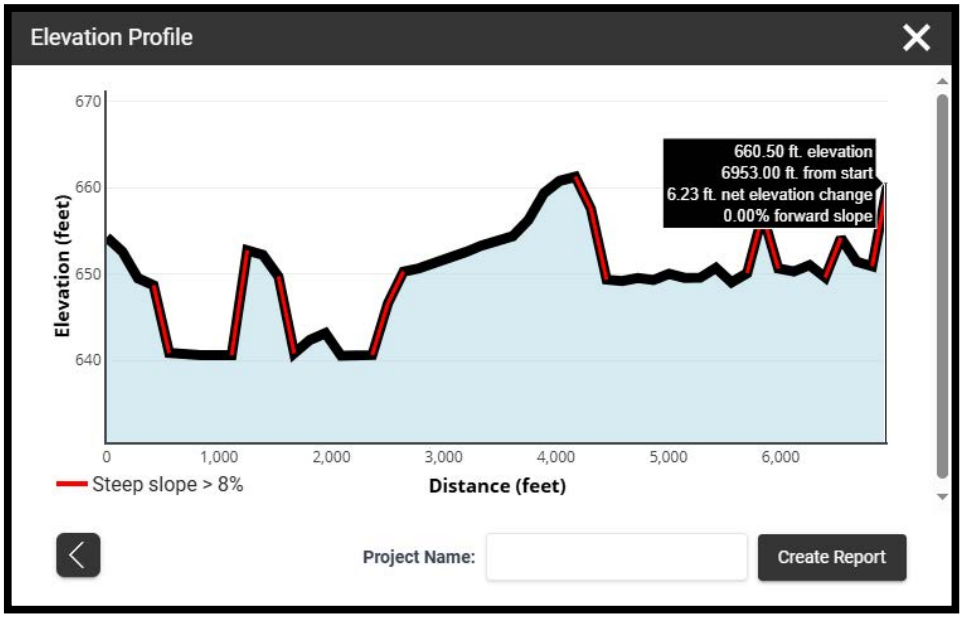
TOPOGRAPHY

The topography of the subject property is described as gently sloping As of the substantial completion date, December 1, 2027, these topographic maps showing the contours will be slightly out-of-date as the site will be in the process of being improved for single-family lots with streets, storm sewer, and utilities in place. Topographic information is provided by the North Central Texas Council of Governments and Texas A&M Forest Service.

TOPOGRAPHIC MAP



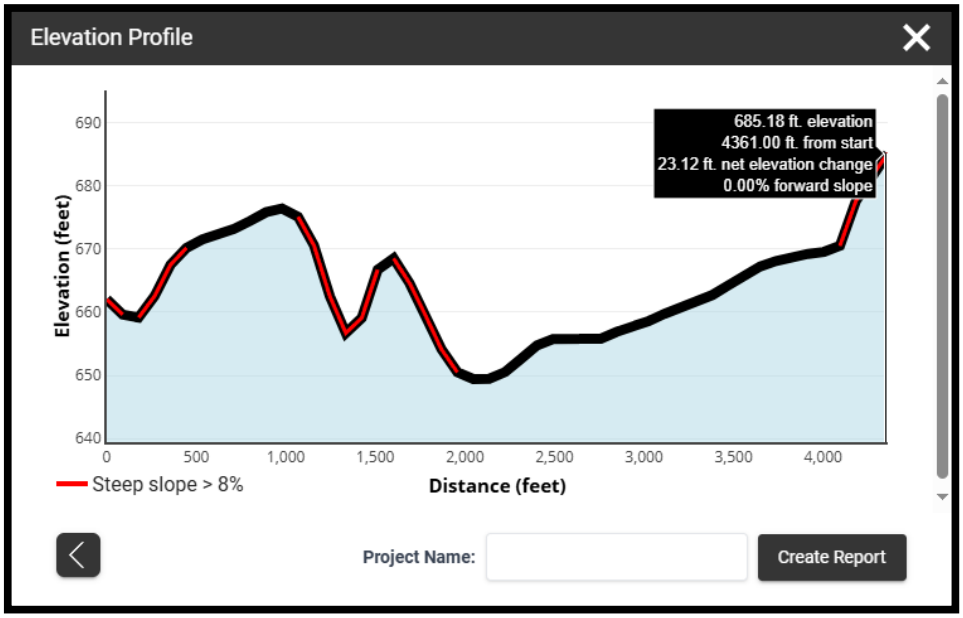
TEXAS A&M UNIVERSITY FOREST SERVICE – MAP MY PROPERTY



General Slope of the Property Moving from North to South

- *Note that measurements <u>are in feet</u>*
- *Elevation profile is represented along illustrated axis*
- *Property slopes north to south with approximately 6.23 feet of variation over approximately 6,953 feet of run*

TEXAS A&M UNIVERSITY FOREST SERVICE – MAP MY PROPERTY



General Slope of the Property Moving from East to West

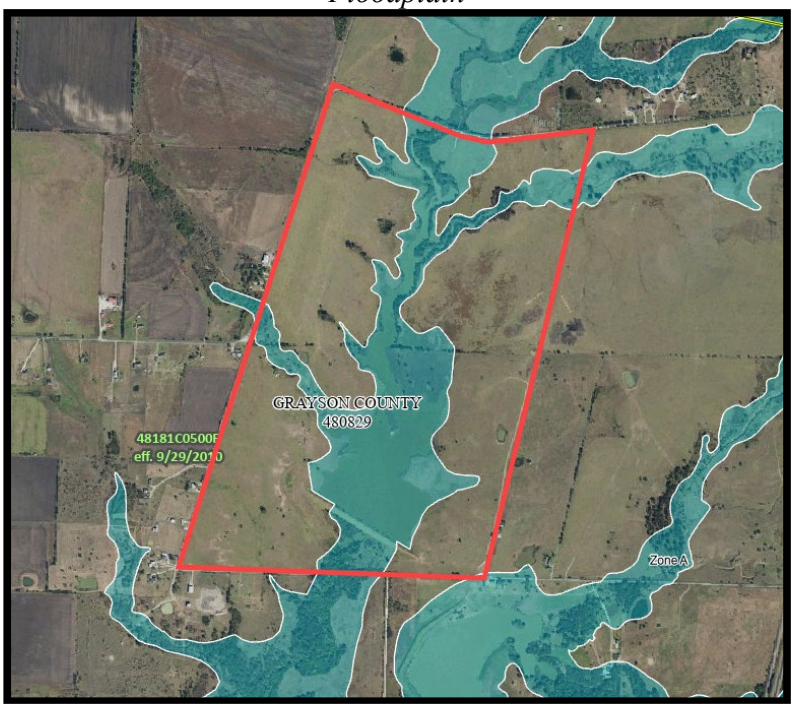
- *Note that measurements <u>are in feet</u>*
- *Elevation profile is represented along illustrated axis*
- *Property slopes east to west with approximately 23.12 feet of variation over approximately 4,361 feet of run*

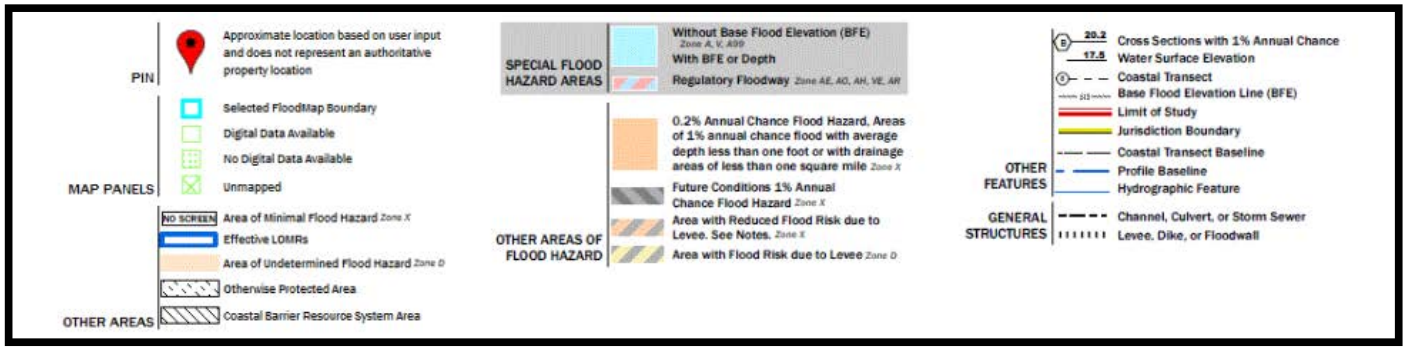
FEMA FLOOD ZONE

Taylor Ranch PID is within Unshaded Zone X and Shaded Zone A according to Map 48181C0500F, effective September 29, 2010. Following discussions with the client, 29.27 acres within IA #1 are planned to be reclaimed for residential lot development. As of the Effective Date of this report, the project has not yet received a Letter of Map Revision (LOMR). However, the LOMR is anticipated upon completion of grading. Accordingly, this report is prepared under the Extraordinary Assumption that the proposed Taylor Ranch PID development will obtain the LOMR and reclaim the 29.27 acres in IA #1. After the flood area is reclaimed, it appears that the improvements within Improvement Area #1 and in the Major Improvement Area will be developed entirely within Unshaded Zone X. Development within Unshaded Zone X does not appear to be detrimental to the development of the subject property. The areas within Zone A are undevelopable, however, those areas may provide areas of waterflow streams and ponds that may be aesthetically appealing in developed communities.

FLOODPLAIN MAP

Property is in Unshaded Zone X – Area of Minimal Flood Hazard and Shaded Zone A – Within 100-Year Floodplain





UTILITIES

Electricity to the property will be maintained by Grayson Collin Electric Cooperative and natural gas will be maintained by SiEnergy. Water and sanitary sewer services are provided by the Mustang Special Utility District. The subject property is served by the Gunter Police Department and the Gunter Fire Department for fire and emergency medical services with an on-site EMS location. Telephone, fiber-optic, and internet are available through Grayson Collin Communication.

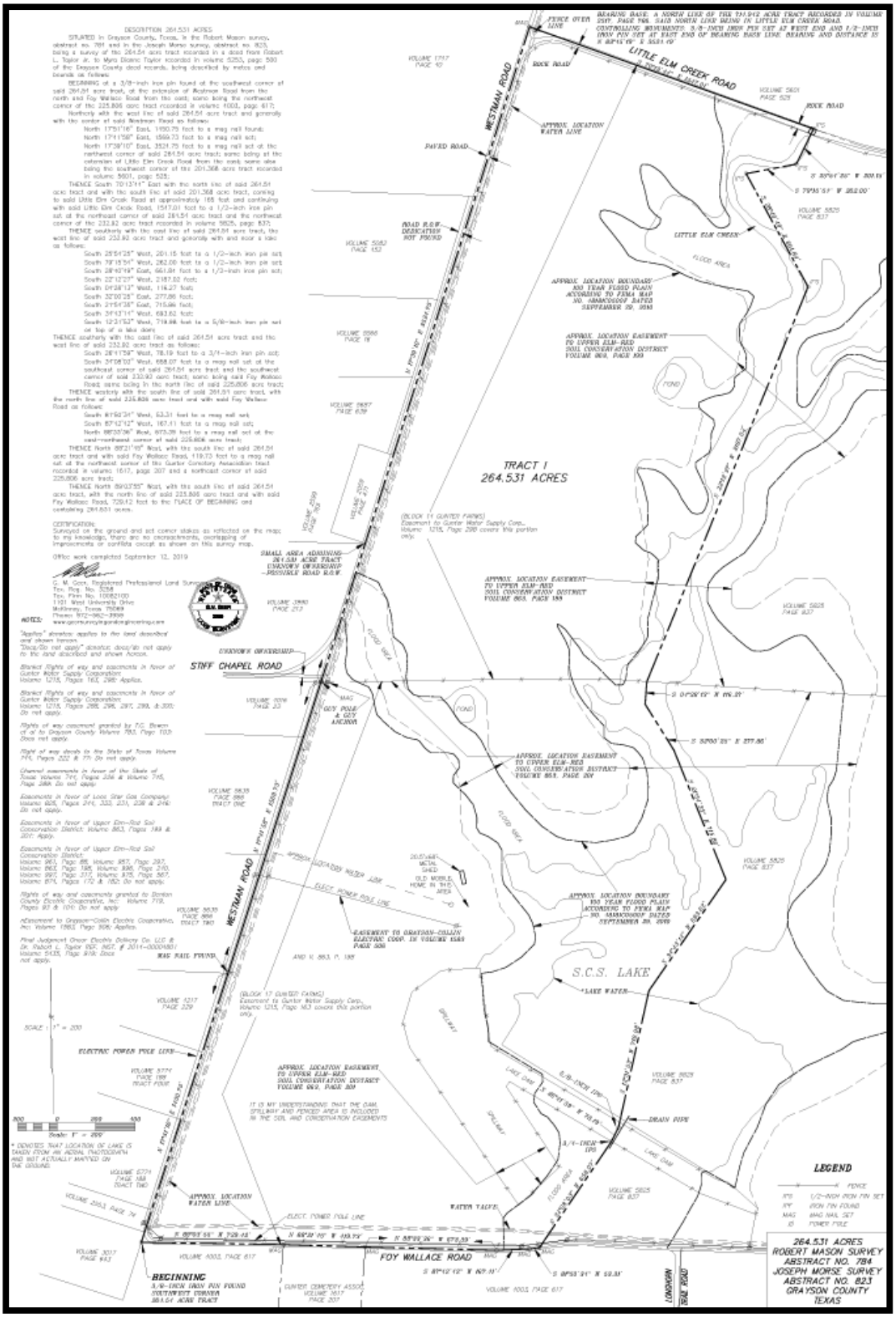
SOIL AND SUB-SOIL CONDITIONS

No soil engineer's report was available to the appraisers and no recent soil tests are known to have been performed. We have assumed a stable soil condition that would ensure the structural integrity of any improvement to be constructed. As of the report date, the developer has not yet begun excavation and earthwork. Our value conclusions are subject to revision should assumptions that land is stable prove incorrect. We caution and advise the user of this report to obtain engineering studies which may be required to ascertain any structural integrity.

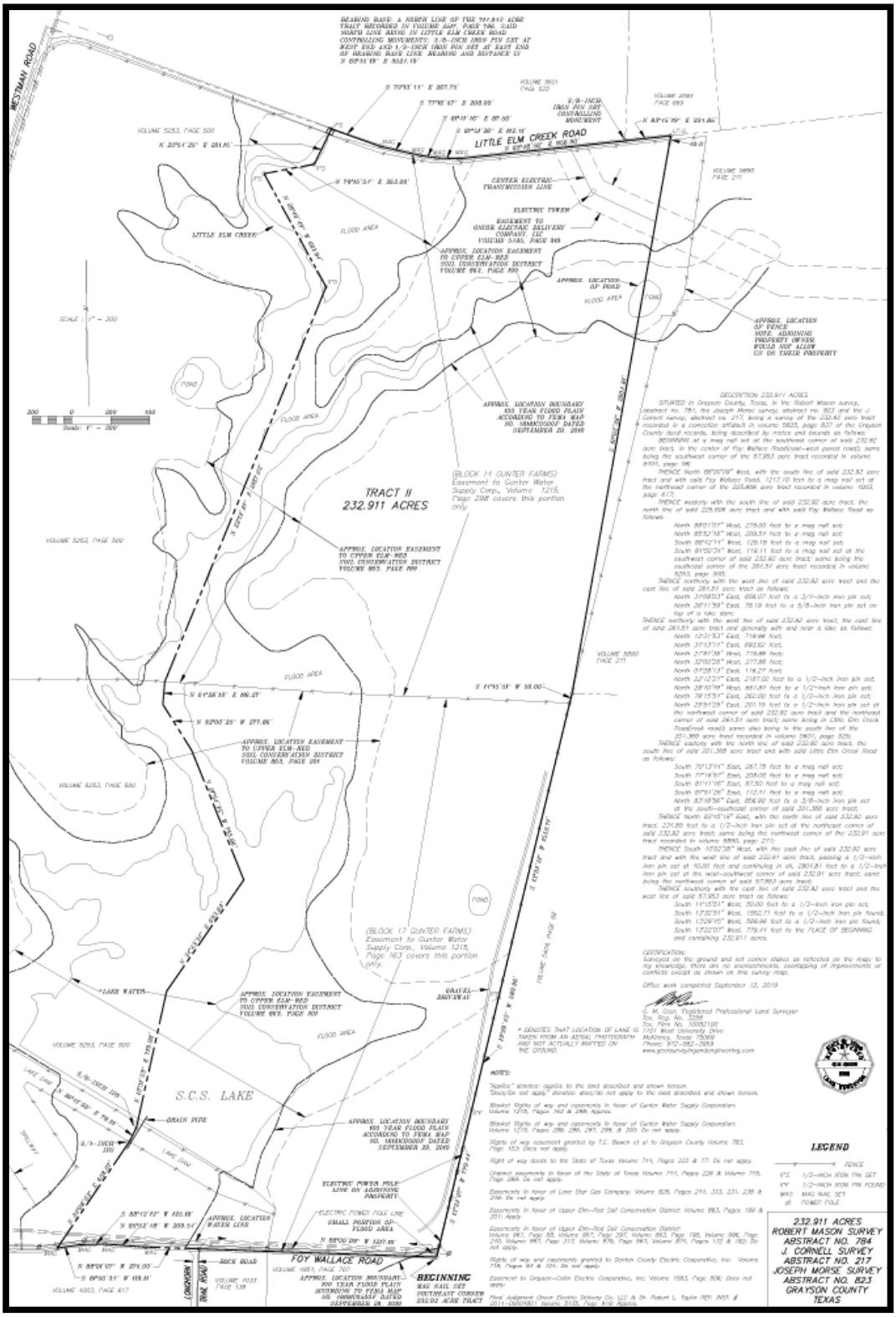
EASEMENTS/ENCROACHMENTS

A survey prepared by Geer Surveying and Engineering, dated September 12, 2019, was provided to the appraisers by the client. Following a thorough review of the plat, GIS online maps, warranty deeds, other available mapping resources, and a physical site inspection, two easements were identified on the subject property. The first is a 160-foot-wide Oncor Electric Easement located at the northeast corner of the property. While this easement restricts development within its boundaries, its placement has a minimal impact on the overall usability of the site. The second easement, a soil conservation service easement, runs along the lake in the flood zone. Since this area lies within a designated flood zone where development is already prohibited, the easement does not impose any additional restrictions. The appraisers assume the property is otherwise free of any detrimental easements or encroachments, but reserve the right to revise their analysis should a subsequent survey or plat map reveal any such conditions.

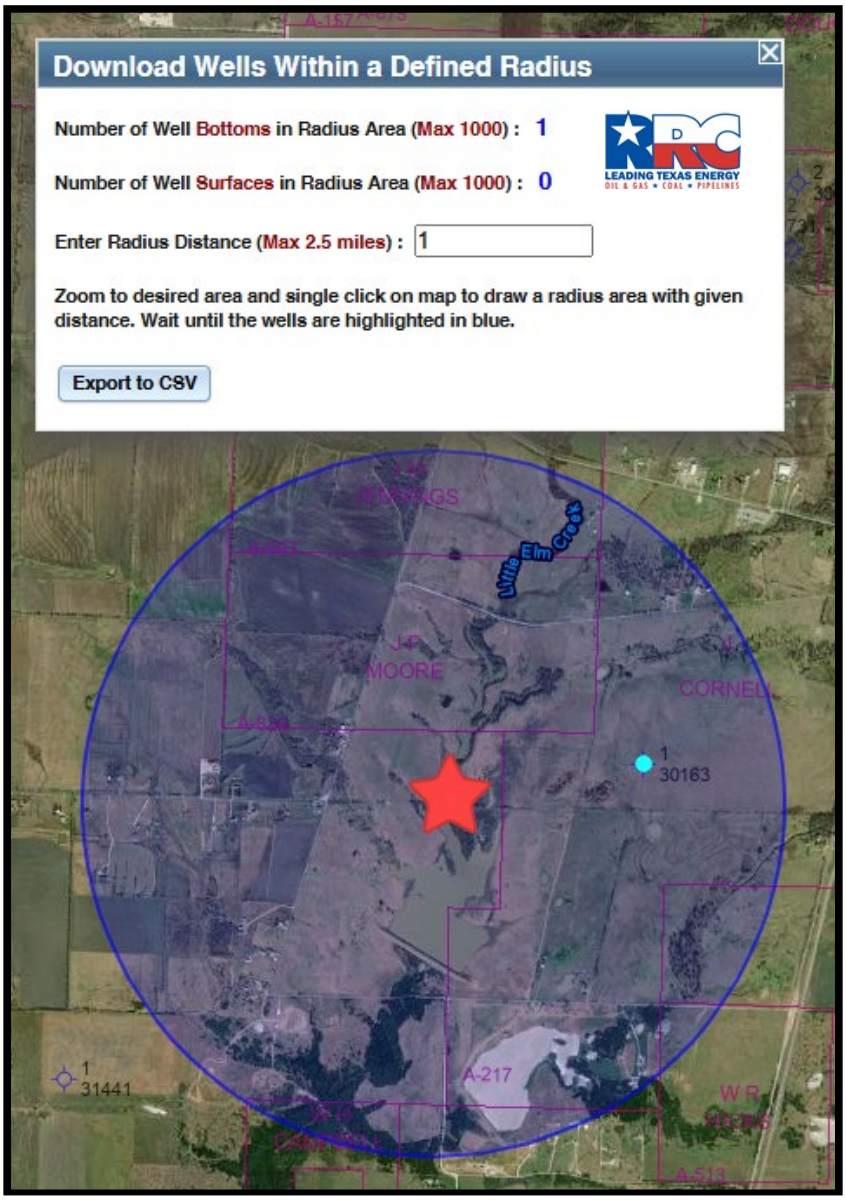
SURVEY OF MIA



SURVEY OF IA #1

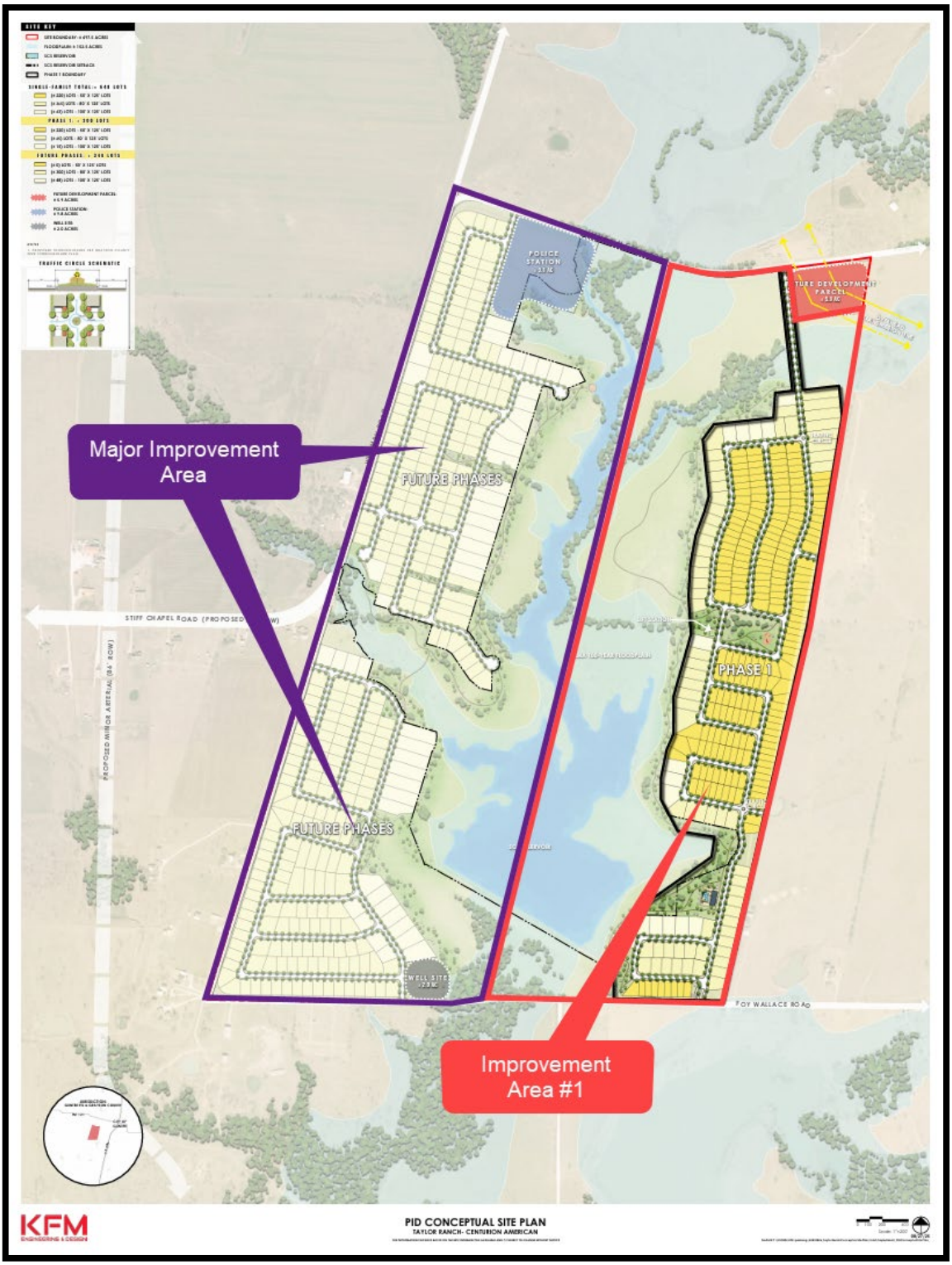


OIL AND GAS WELLS
Texas Railroad Commission

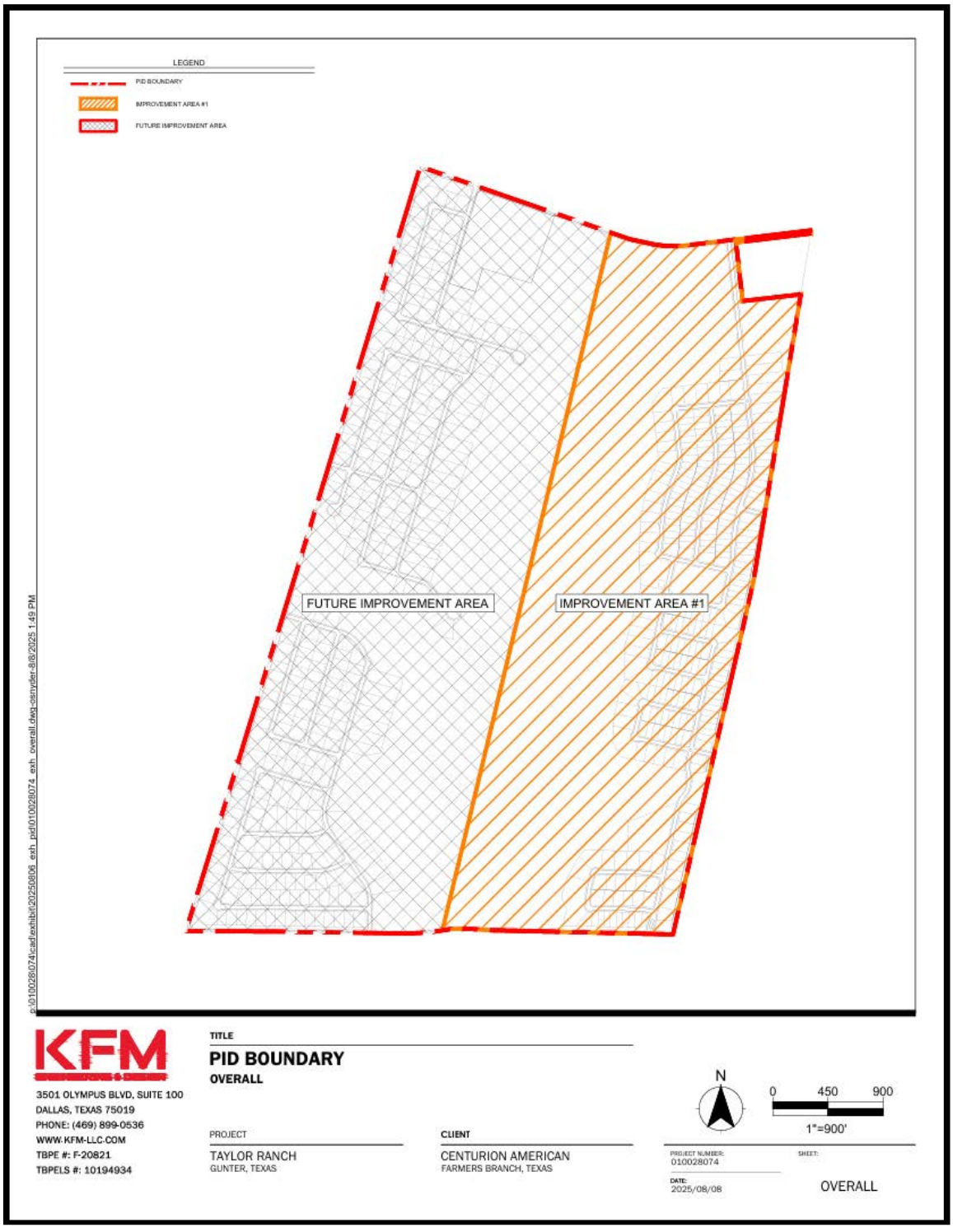


There are 1 well bottom sites and 0 well surface sites within 1.00 mile from the subject property according to the above referenced map from the Texas Railroad Commission. The subject site does not appear to be encumbered by any detrimental restrictions due to the proximity to surface or subsurface well locations because this area of Sherman-Denison MSA is minimally active in mineral extraction.

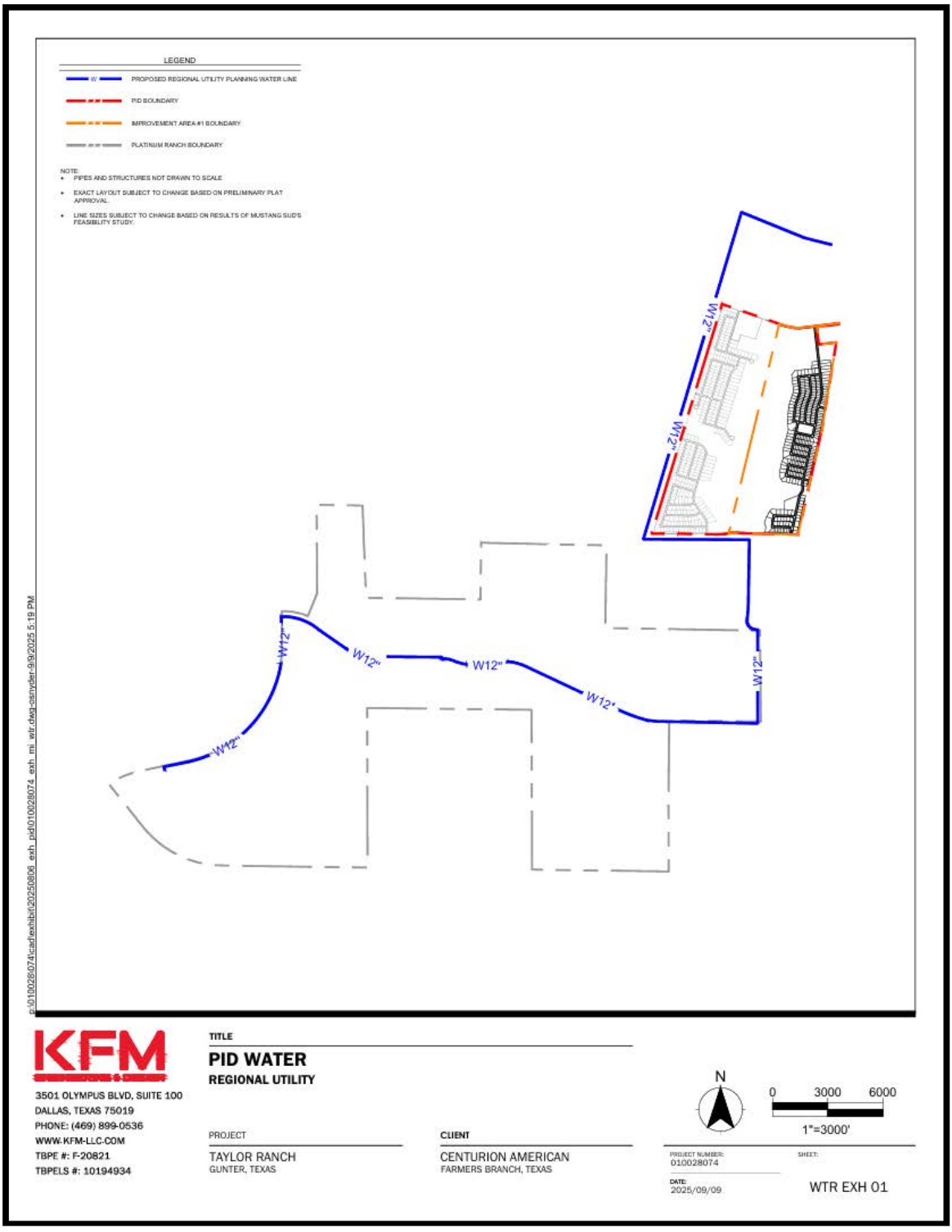
TAYLOR RANCH PID CONCEPTUAL SITE PLAN
IMPROVEMENT AREA #1 AND MAJOR IMPROVEMENT AREA



PID BOUNDARY OVERALL EXHIBIT
BY KFM ENGINEERING & DESIGN



PID WATER REGIONAL UTILITY EXHIBIT
BY KFM ENGINEERING & DESIGN



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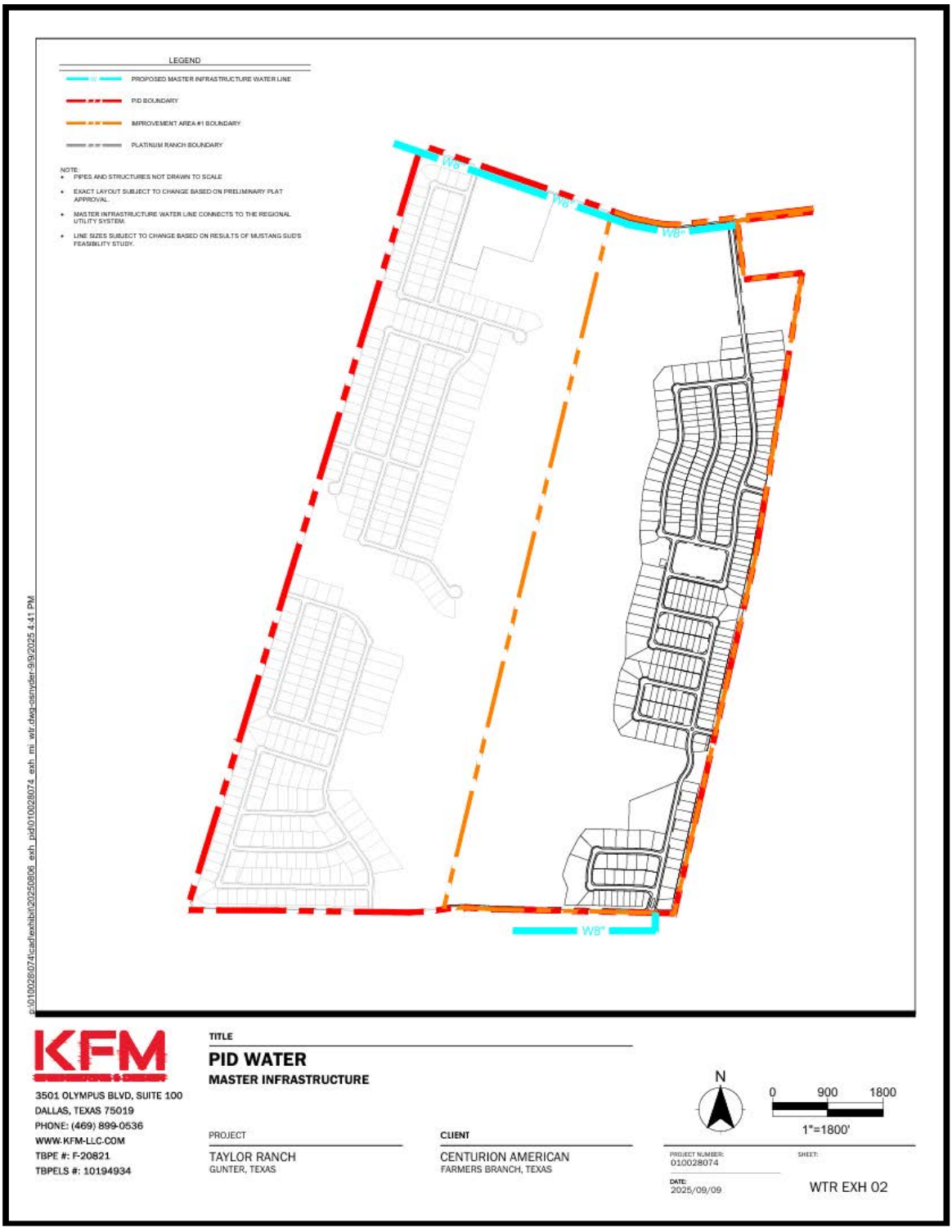

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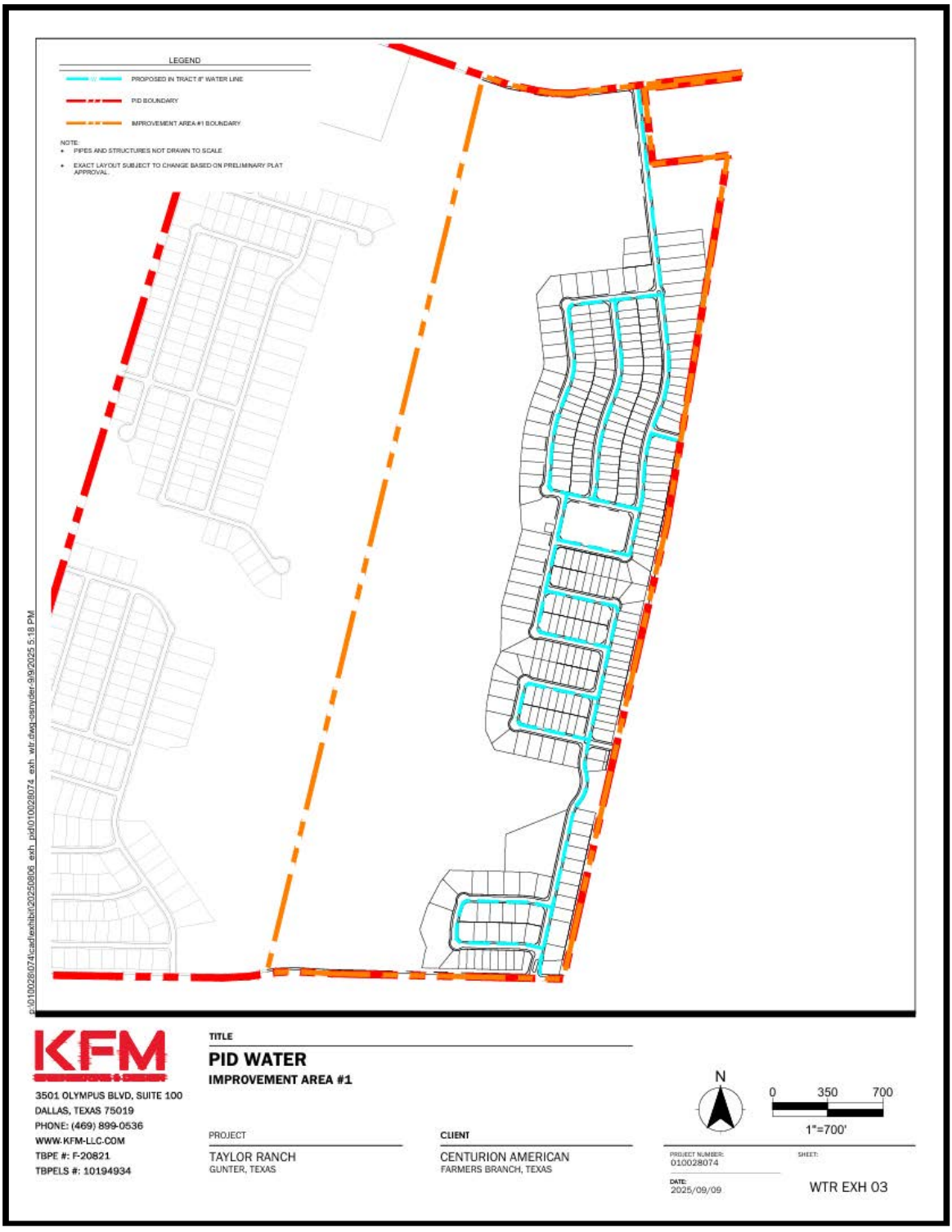

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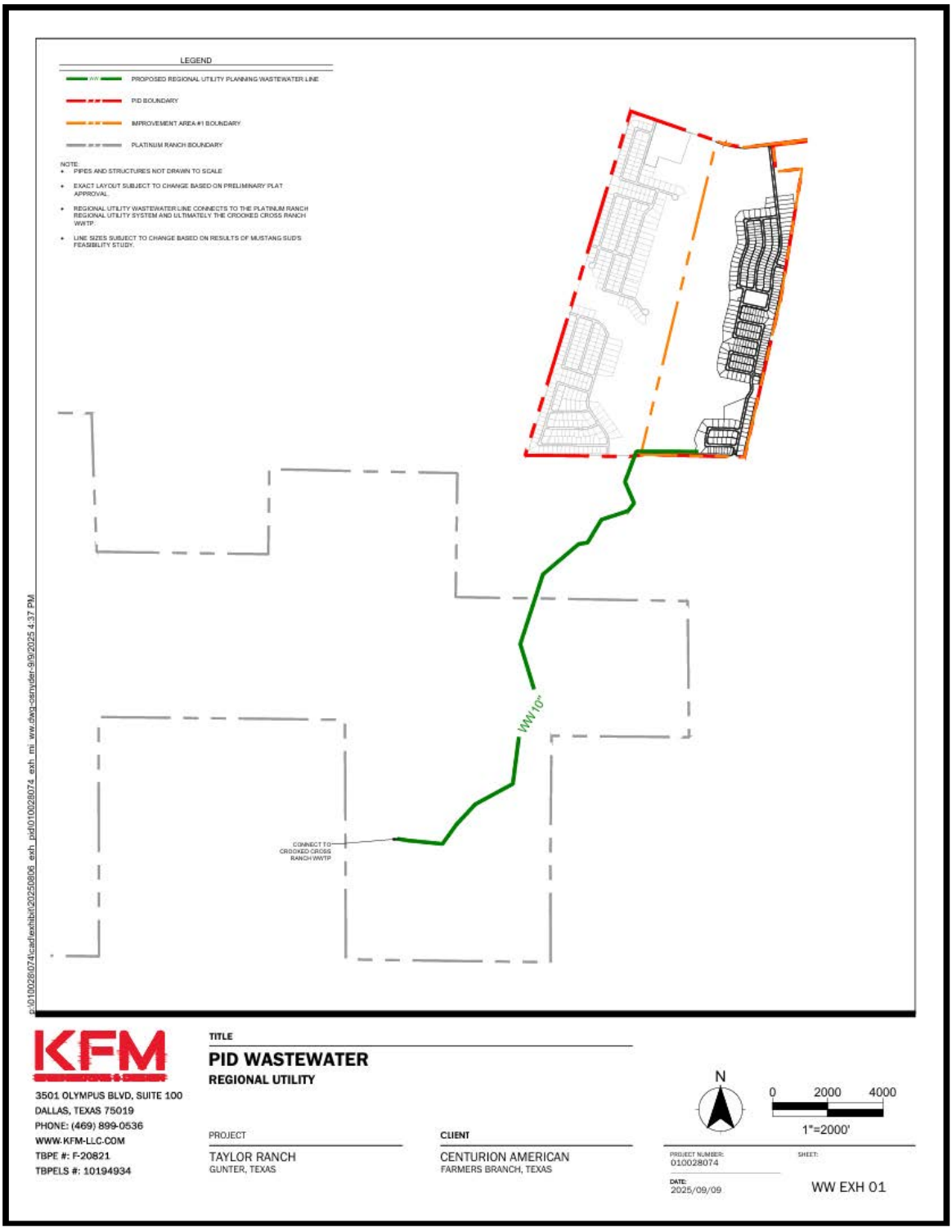
BY KFM ENGINEERING & DESIGN



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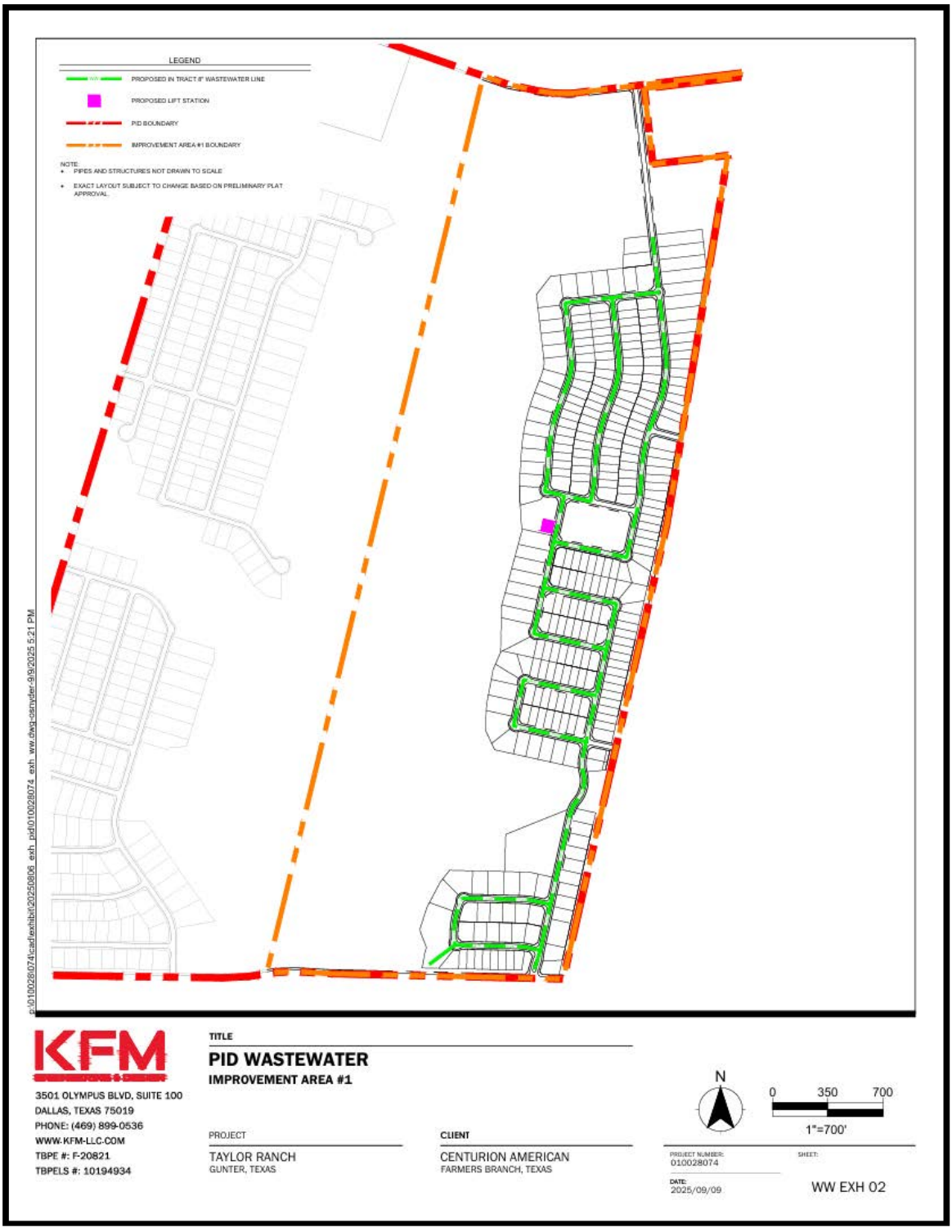
BY KFM ENGINEERING & DESIGN



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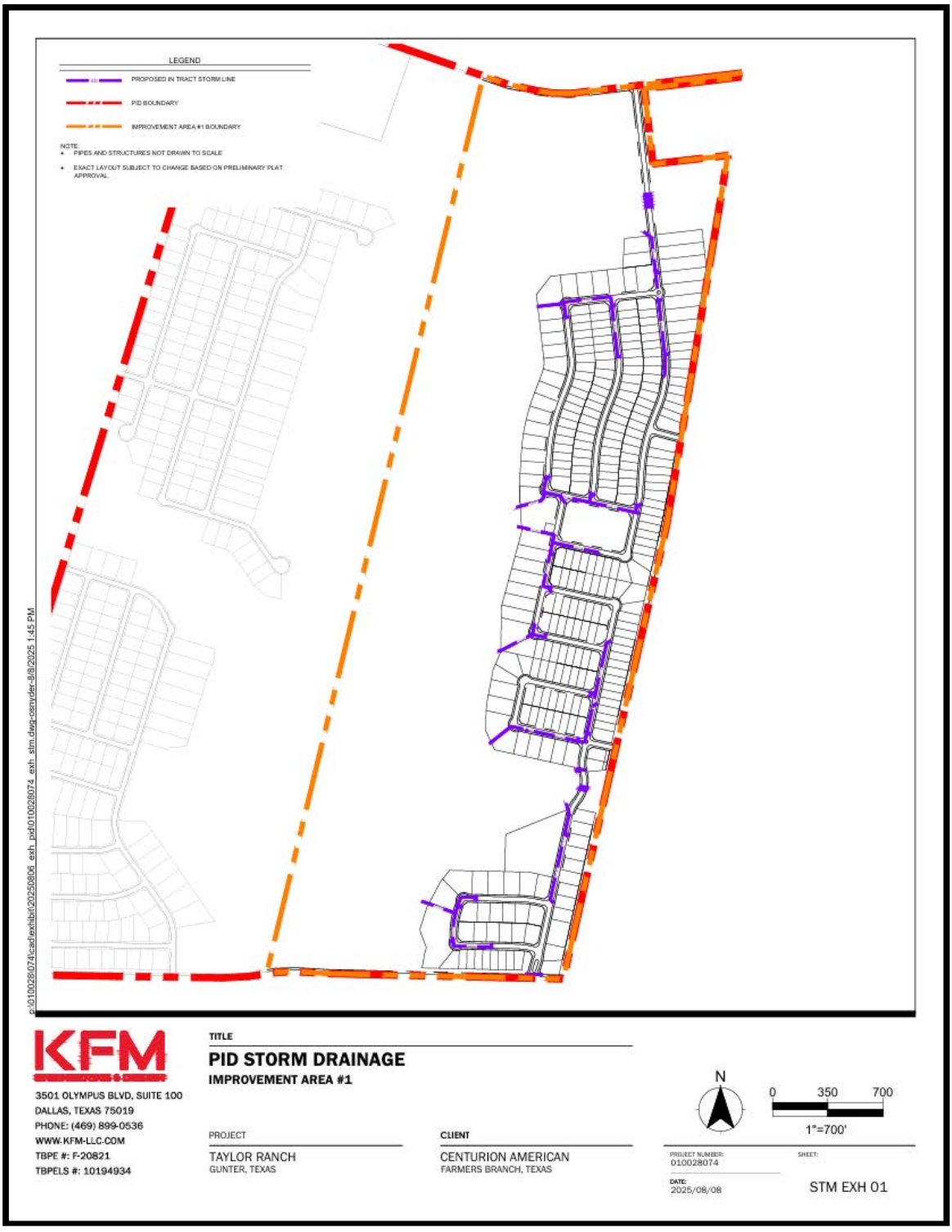
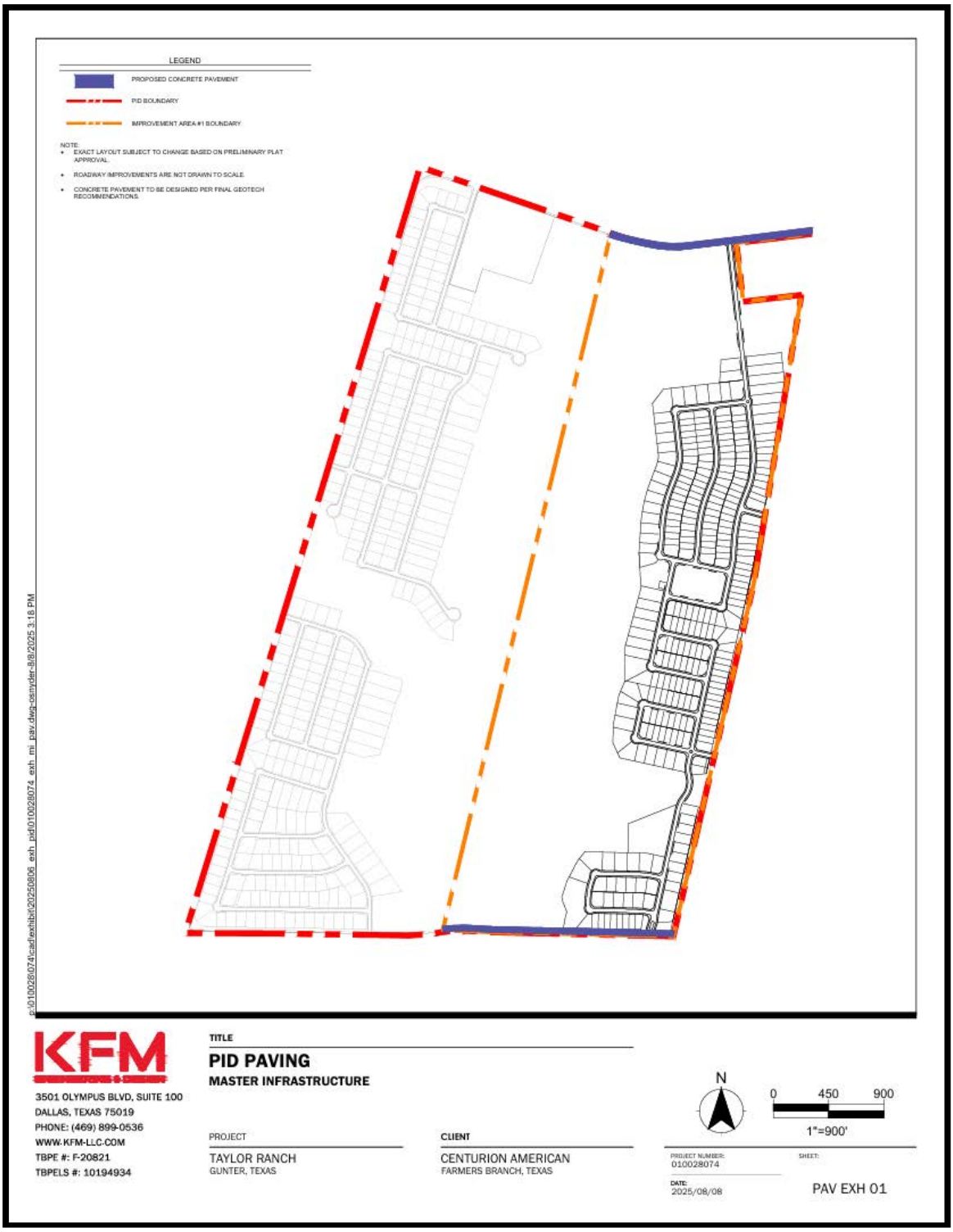


PID PAVING MASTER INFRASTRUCTURE EXHIBIT
BY KFM ENGINEERING & DESIGN



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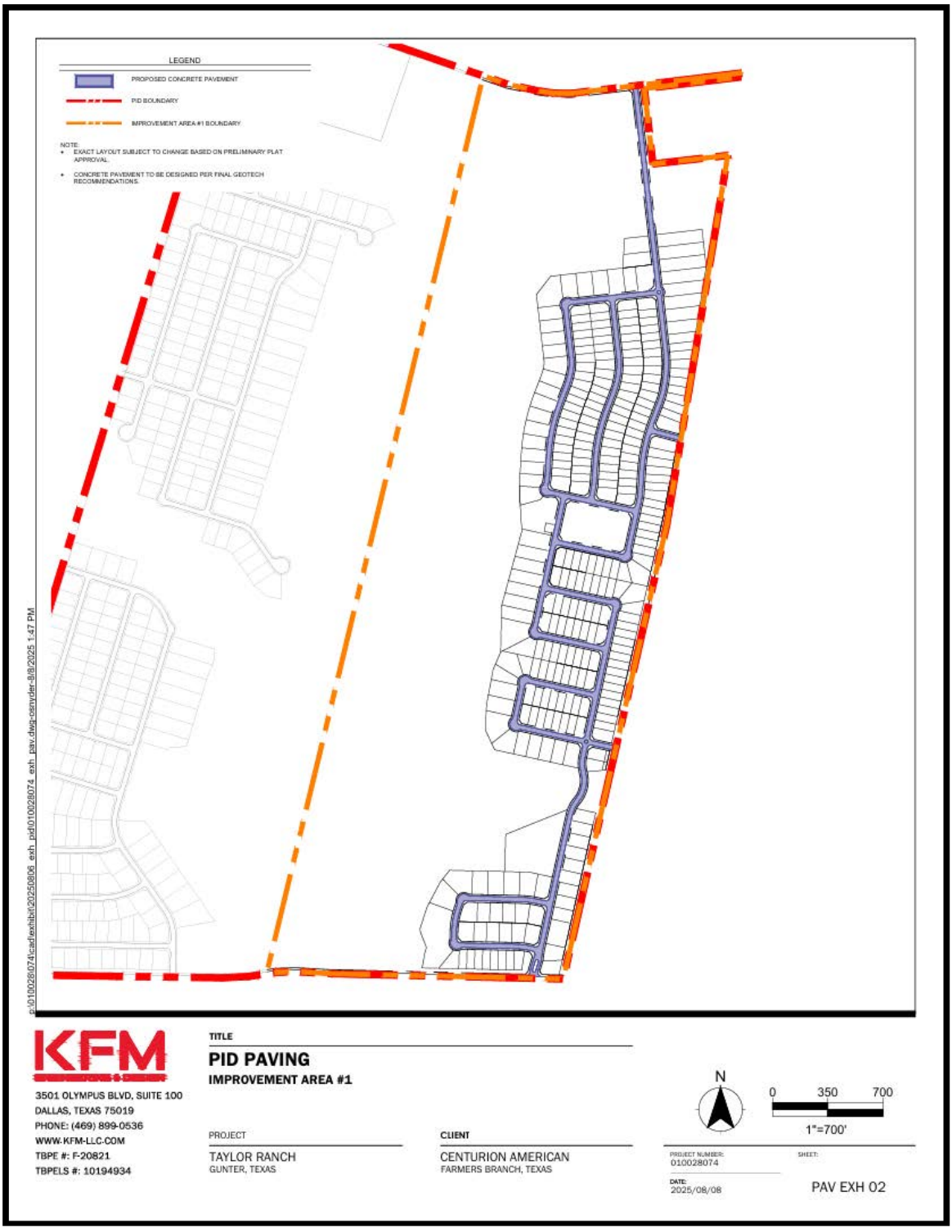
BY KFM ENGINEERING & DESIGN



PROPERTY PHOTOGRAPHS

Little Elm Creek Road Facing East

Little Elm Creek Road Facing West

Northeast Corner of Subject Facing South

Northeast Corner of Subject Facing West

Northwest Corner of Subject Facing East

Northwest Corner of Subject Facing South

PROPERTY PHOTOGRAPHS

Westman Road Facing South

Westman Road Facing North

Southwest Corner of Subject Facing North

Southwest Corner of Subject Facing East

Foy Wallace Road Facing East

Foy Wallace Road Facing West

PROPERTY PHOTOGRAPHS

Southeast Corner of Subject Facing West

Southeast Corner of Subject Facing North

Lake on Subject Property

Lake on Subject Property

HIGHEST AND BEST USE

The highest and best use may be defined as the most profitable or likely profitable legal use for which a property may be utilized. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonably near future. Also, that reasonable and probable use that will support the highest present value, as defined, as of the Prospective Effective Date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, is found to be:

a. Legally Permissible
b. Physically Possible
c. Financially Feasible
d. Maximally Productive

The definition, immediately above, applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

There are two distinct types of highest and best use, that being the highest and best use as if the site were vacant, and the highest and best use as improved. Both use determinations require consideration of the physical, legal, financial feasibility and maximal productivity for the site and improvements.

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use "As-Vacant"

Legally Permissible
The subject property will be within the City of Gunter and is zoned Planned Development (PD) which, at the subject property, allows for detached single-family residential use.

No private deed restrictions were uncovered during a normal investigation, which would further limit the potential uses of the subject site. No other legal restrictions or covenants were found to be imposed on the subject property at the time of the appraisal which would further restrict development.

Given surrounding land use patterns in the area, only detached single-family residential use is given further consideration in determining the highest and best use of the site as vacant.

Physically Possible
Considering the subject's physical characteristics including jurisdiction, location, size, shape, and availability of utilities, the site is capable of numerous uses which are physically possible without being constrained by the property itself.

Financially Feasible
In order to be economically feasible, the improvements should conform to the surrounding land uses. To meet the test of being financially feasible, the project must provide a net return over a reasonable period of time. The area surrounding the subject property is rural, however the development of the surrounding area (Aubrey, Celina, Prosper, Pilot Point) has accelerated considerably over the past decade as development north of Dallas and Fort Worth and along major highways has shown almost endless demand. Developers and home builders have moved further away from the center of the Metroplex to quasi-rural areas of Grayson County like those surrounding the

subject property are being developed with middle-to-middle-upper class housing stock. Based on review of homes on the market, we would expect home prices between $475,000-$800,000 would be in demand in Taylor Ranch PID.

Based on our analysis of the market, it is reasonable to expect a rise in demand for vacant developed lots (VDLs) in 2027 as homebuilders sell more homes when mortgage rates begin to fall precipitously as they did in 2024; Along with this, due to the lack of supply for VDLs and the long-term prospects of the subject's area, we expect ample demand for single-family lots in the next 2-5 years. When looking at the longer time horizon, it appears that a newly developed single-family residential use on the site would have a value commensurate with its cost. Therefore, single-family residential use is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the subject property that would generate a higher residual land value than single-family residential use. Accordingly, it is our opinion that single-family residential use, developed to the normal market density allowed by the Planned Development is the maximally productive use of the property.

The resilient business climate in North Texas, the addition of new jobs to the area, and the continual development of neighborhoods similar to Gunter and Grayson County has created increased demand for homes in the area. Coupled with increasing movement into DFW, and northward in the Metroplex in particular, it is our opinion that the highest and best use of the property "As-Vacant" would be for the development of single-family residential community. Thus, the highest and best use of the property "As-Vacant" is for development of single-family residential use.

Highest and Best Use "As-Improved"

Development of the subject property, as proposed utilizing our extraordinary assumptions, is the only use that meets the four tests of highest and best use. Therefore, we conclude that the highest and best use of the property "As-Improved" is similar to our conclusion "As-Vacant" which is for single-family residential use.

We believe that the **most probable buyers** would be a developer of large single-family communities or a large homebuilder who is active in the DFW Metroplex market. Also, given that the developer of the subject property (Centurion American) is a regionally recognized developer and homebuilder, an additional most probably buyer would be the end-user seeking affordable housing in a quasi-rural area such as Gunter.

VALUATION – IMPROVED RESIDENTIAL LOTS IN IMPROVEMENT AREA #1

Three approaches to value are typically considered when developing a market value opinion for real property. These are the Cost Approach, the Sales Comparison Approach, and the Income (Subdivision Development) Approach. Use of the approaches in this assignment is summarized as follows:

Approach	***Applicability to Subject***	***Use in Assignment***
Cost Approach	*Not Appropriate Since the Single-Family Residential Portion will be Constructed in Phases*	*Not Utilized*
Income (Subdivision Development) Approach	*Appropriate in Determining Residential Subdivision Value*	*Utilized*
Sales Comparison Approach	*Aspects Used in Subdivision Valuation to Determine Retail Market Value of the Vacant Developed Lots*	*Partially Utilized*

Residential Subdivision 301 (Improved Lots)

Cost Approach

The Cost Approach provides information that contrasts with information from the Income and Sales Comparison Approaches. It allows the appraiser to address the feasibility and highest and best use issues inherent in new construction. This approach is most beneficial when appraising a proposed or recently built project and is typically used when units make up a substantial portion of the entire project. Since the subject property is being developed in multiple phases and there are no major improvements in place, *the Cost Approach is not the most appropriate and thus was not utilized for Improvement Area #1.*

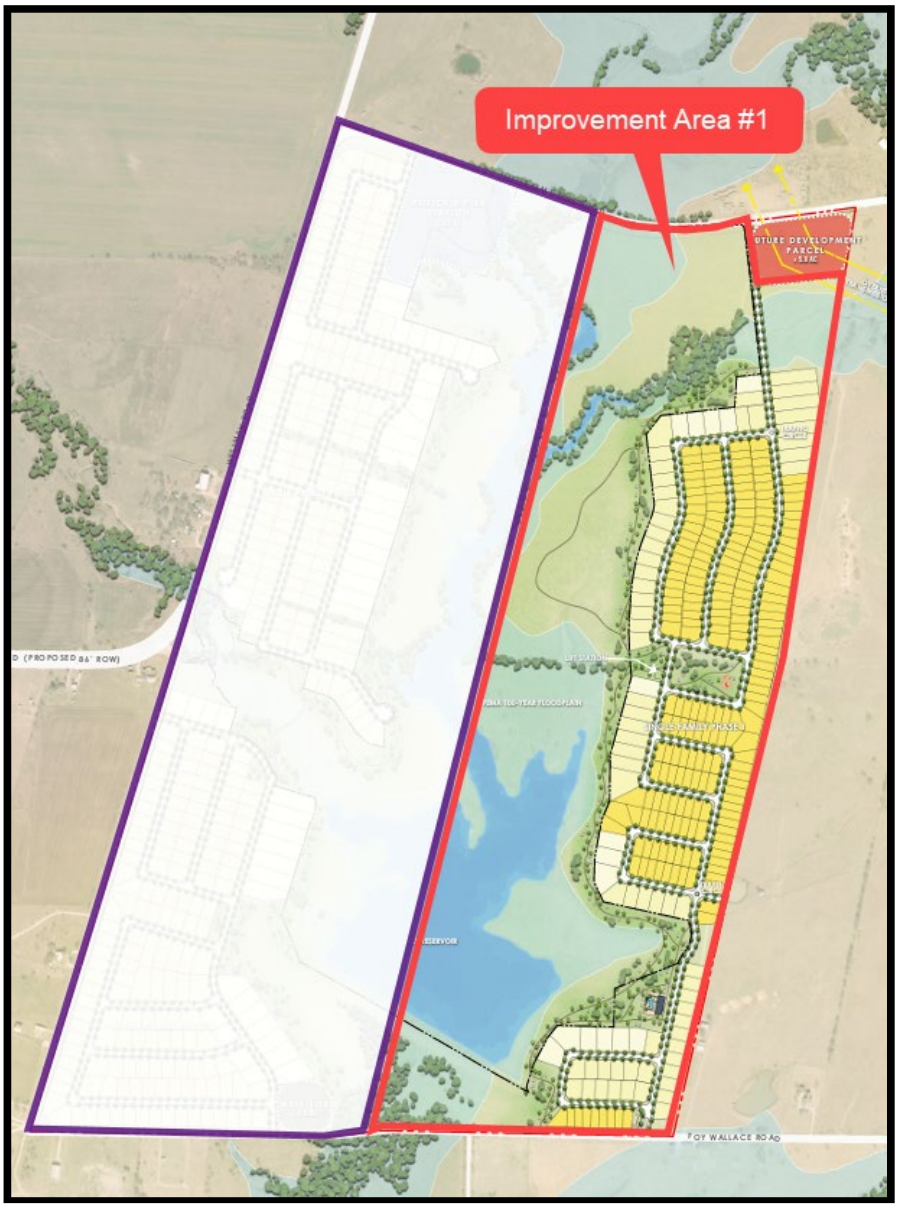
Income (Subdivision Development) Approach

The Income (Subdivision Development) Approach applied in subdivision analysis simulates what occurs in a bulk sale where one buyer purchases a subdivision or large group of lots at a discount. Income capitalization is the primary method used in subdivision valuation because value is determined by future sales over time. Along with discounted cash flow analysis, income capitalization directly measures differences in present value based on future cash flow projections. This approach provides a direct measure of the market value or wholesale value of a group of lots or units, which is different from the sum of the retail lot prices. Since one of the problems to be solved in this assignment is to determine the bulk sale value of 301 improved lots, as of the Prospective Effective Date of December 1, 2027, which is based on the Substantial Completion Date, *the Income (Subdivision Development) Approach is appropriate and was fully developed.*

Sales Comparison Approach

The Sales Comparison Approach involves comparing recent sales of entire subdivisions or a large group of lots that involved a single purchaser. The sales are then adjusted for value-related differences. Determining market values for the subdivision or the group of lots is the objective of the analysis, and that determination requires recent and relevant similar bulk sales for the comparison. Finding highly similar and recent sales of improved subdivisions to a single buyer in most markets can be difficult, perhaps impossible. Comparison requires comparable sales with about the same or similar remaining absorption period, a similar mix of lots or unit types, location, home price points, and other characteristics. As Texas is a non-disclosure state, sales data available is limited to sales confirmed by associated parties. Since data on highly similar bulk sales to a single purchaser is difficult to find and verify**,** *the Sales Comparison Approach was not fully developed by the appraisers.* Aspects of the Sales Comparison Approach were utilized to determine the retail value of the improved lots for analysis within the Income (Subdivision Development) Approach.

INCOME (SUBDIVISION DEVELOPMENT) APPROACH
IMPROVED RESIDENTIAL LOTS IMPROVEMENT AREA #1



NOTE: Improvement Area #1 comprises 301 *improved residential lots completed as vacant developed lots (VDLs) with a Prospective Effective Date of December 1, 2027. The remaining phases are within the Major Improvement Area Paper Lots and are not included in the Income Subdivision Development Approach.*

Income capitalization is the primary method used in subdivision valuation because value is determined by future sales over time. Along with discounted cash flow analysis, income capitalization directly measures differences in present value based on future cash flow projections. The income methodology applied in subdivision analysis has been adapted to simulate what occurs in a bulk sale where one buyer purchases a group of lots at a discount. It provides a direct measure of the market value or wholesale value of a group of lots or units, which is different from the sum of the retail lot prices.

In order to complete the analysis, the appraisers:

- Determined the value of the lots through aspects of the Sales Comparison Approach based on the concept plan provided by the developers
- Calculated the absorption period (earlier in the report) for the finished lots after construction is complete
- Analyzed the effect of appreciation, taxes, and sales costs over the absorption period
- Estimated the appropriate discount rate necessary to undertake the risks associate with the project
- Utilized discount cash flow (DCF) analysis to determine the present value of future cash flows realized by selling the lots at market prices over time

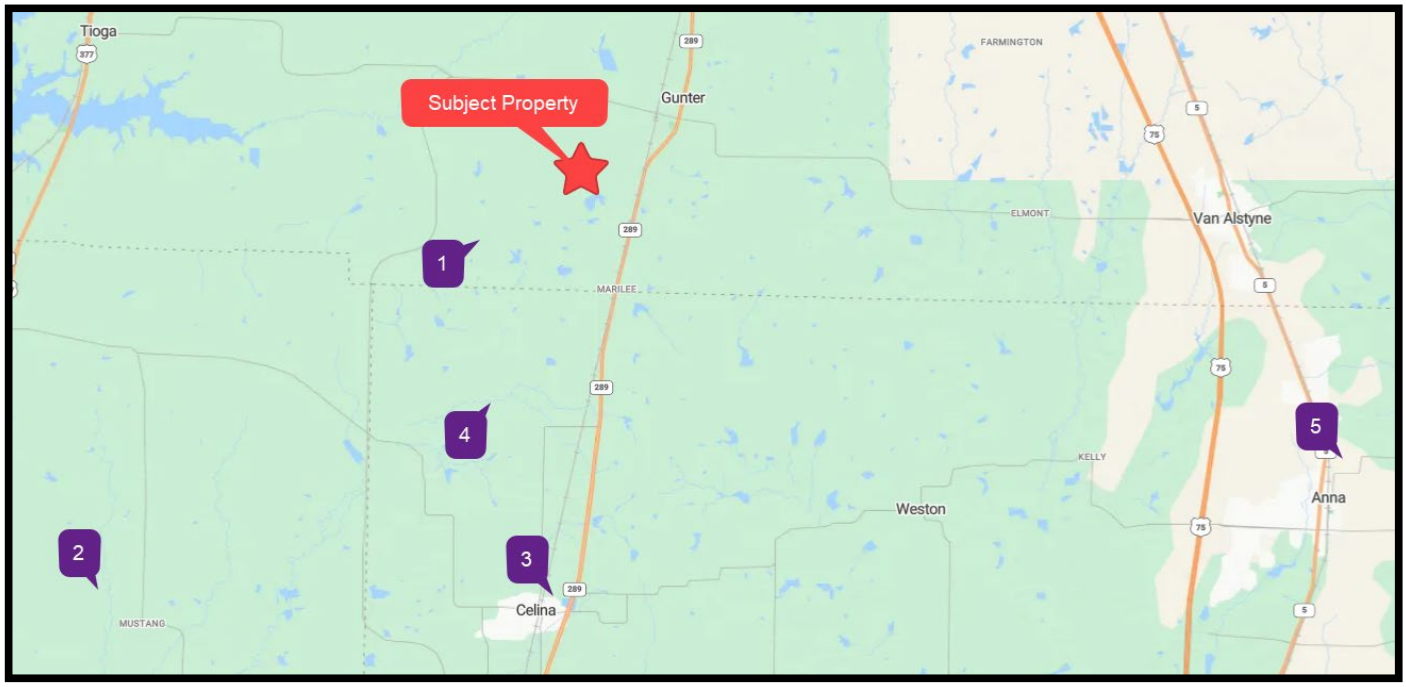
We utilized the following unit of comparison which is the measure most commonly found in the market:

Sales Price Per Front Foot *– Obtained by dividing sale price by the front footage of the lot*

Following is our analysis of the 50-FF, 80-FF, and 100-FF lots for Improvement Area #1 of Taylor Ranch PID.

First, we will analyze the retail market value of the 50-FF improved residential lots in Improvement Area #1 of Taylor Ranch PID.

MAP OF COMPARABLE LOT SALES –50' LOTS

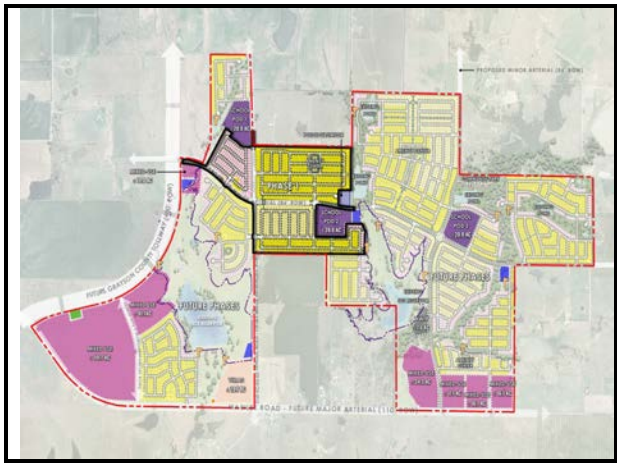


Subject: Taylor Ranch PID, Gunter, TX 75058 Improvement Area #1

We selected the best and most recent comparable lot sales for our analysis of the 50-FF lots. Our five comparable sales are shown below:

SUMMARY OF LOT SALES - 50' LOTS								
Sale	**Subdivision/Address**	**City**	**ISD**	**Contract Date**	**Sale Date**	**Base Lot Price**	**Front Feet (FF)**	***$/FF***
1	Platinum Ranch	Gunter	Gunter	Apr - 2025	In-Contract	$95,000	50	*$ 1,900*
2	Maverick Farms	Pilot Point	Pilot Point	Mar -2025	In-Contract	$95,000	50	*$ 1,900*
3	The Heights at Uptown	Celina	Celina	Feb-2025	Closed	$110,000	50	*$ 2,200*
4	Legacy Celina	Celina	Celina	Aug - 2024	In-Contract	$125,000	50	*$ 2,500*
5	Coyote Meadows	Anna	Anna	Mar-2025	Closed	$92,042	50	*$ 1,841*
Subject	**Taylor Ranch PID Improvement Area #1**	**Gunter**	**Gunter**	-	-	-	**50**	-

SALE COMPARABLE 1 – 50' LOTS

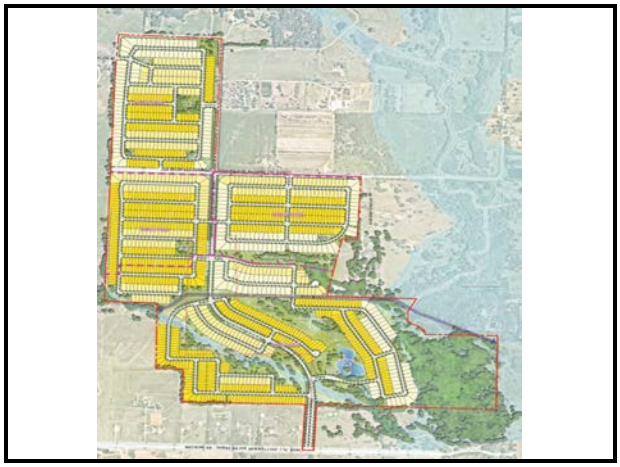


Comparable 1 Aerial

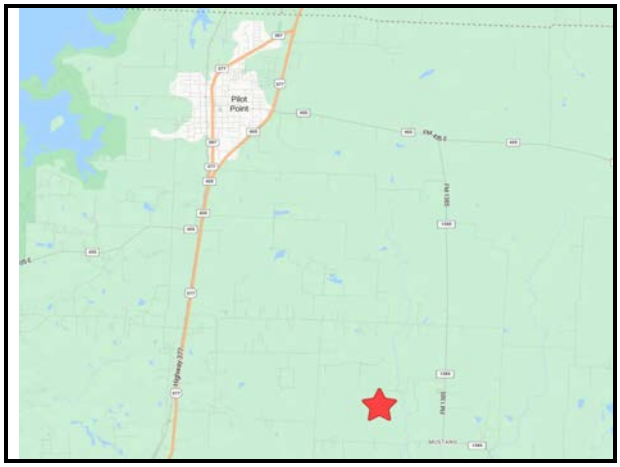
Comparable 1 Map

50-FF Sale Comparable 1				
Property Information				
Address	Platinum Ranch			
Property Class	Residential Lot			
Address	North line of Marilee Road and the south line of Stiff Chapel Road, Gunter			
County	Grayson			
Property Type	Residential / Multiple Units			
Site Information				
Site Size	6,000	SF	0.14	Acres
Zoning Code	Planned Development			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	In-Contract			
Sale/Contract Date	April - 2025			
Seller	MM Platinum Ranch, LLC & MM Platinum Ranch West, LLC			
Buyer	First Texas Homes Inc.			
Sale Price	$95,000			
Price per SF Land	$15.83			
Price per Front Foot	**$1,900**			

SALE COMPARABLE 2 – 50' LOTS



Comparable 2 Aerial

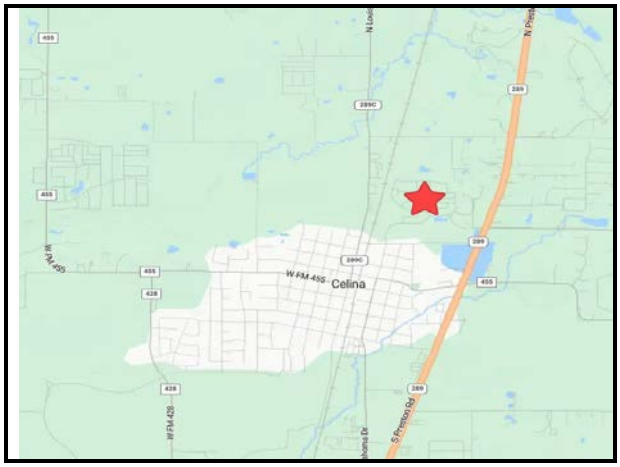


Comparable 2 Map

50-FF Sale Comparable 2				
Property Information				
Subdivision	Maverick Farms			
Property Class	Residential Lot			
Address	North line of Mustang Road and the south line of Joe Allen Road, Pilot Point			
County	Denton			
Property Type	Residential / Multiple Units			
Site Information				
Site Size	6,000	SF	0.14	Acres
Zoning Code	Planned Development			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	In-Contract			
Sale/Contract Date	March - 2025			
Seller	OMA Pilot Point, LLC			
Buyer	Mattamy Texas, LLC			
Sale Price	$95,000			
Price per SF Land	$15.83			
Price per Front Foot	**$1,900**			

SALE COMPARABLE 3 – 50' LOTS

Comparable 3 Aerial

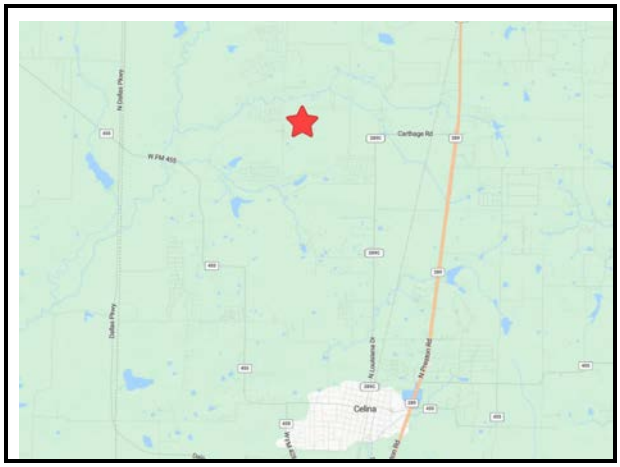


Comparable 3 Map

50-FF Sale Comparable 3				
Property Information				
Subdivision	The Heights at Uptown			
Property Class	Residential Lot			
Address	East side of Arden Lane, north of Duke Lane, Celina			
County	Collin			
Property Type	Residential / Multiple Units			
Site Information				
Site Size	5,750	SF	0.13	Acres
Zoning Code	Planned Development			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, and Sewer; No Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	Feburary - 2025			
Seller	Horizon Rockhill Heights, LLC			
Buyer	Perry Homes, LLC			
Sale Price	$110,000			
Price per SF Land	$19.13			
Price per Front Foot	**$2,200**			

SALE COMPARABLE 4 – 50' LOTS

Comparable 4 Aerial

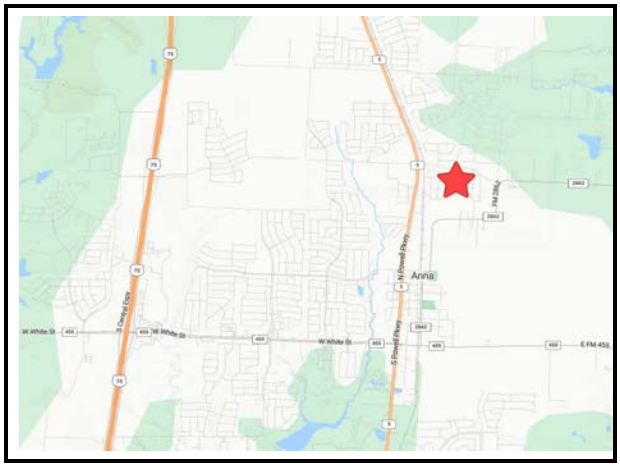


Comparable 4 Map

50-FF Sale Comparable 4				
Property Information				
Subdivision	Legacy Celina			
Property Class	Residential Lot			
Address	South of County Road 58 and east of Celina Parkway, Celina			
County	Collin			
Property Type	Residential / Multiple Units			
Site Information				
Site Size	6,250	SF	0.14	Acres
Zoning Code	Planned Development			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	In-Contract			
Sale/Contract Date	August - 2024			
Seller	Centurion American Acqusitions, LLC			
Buyer	William Ryan Homes Texas Inc.			
Sale Price	$125,000			
Price per SF Land	$20.00			
Price per Front Foot	**$2,500**			

SALE COMPARABLE 5 – 50' LOTS

Comparable 5 Aerial



Comparable 5 Map

50-FF Sale Comparable 5				
Property Information				
Subdivision Name	Coyote Meadows			
Property Class	Residential Lot			
Address	East side of Eagle Meadow Trail and south of Rosamond Parkway, Anna			
County	Collin			
Property Type	Residential / Multiple Units			
Site Information				
Site Size	6,000	SF	0.14	Acres
Zoning Code	Single-Family			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	March - 2025			
Seller	TFCC Coyote, LLC			
Buyer	Ashton Dallas Residential, LLC			
Sale Price	$92,042			
Price per SF Land	$15.34			
Price per Front Foot	**$1,841**			

SALES ADJUSTMENT COMPARISON GRID –50' LOTS

Subdivision	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
	Taylor Ranch PID Improvement Area #1	Platinum Ranch	Maverick Farms	The Heights at Uptown	Legacy Celina	Coyote Meadows
	Gunter	Gunter	Pilot Point	Celina	Celina	Anna
Transactional Adjustments						
Sales Price/FF		$1,900	$1,900	$2,200	$2,500	$1,841
Rights Conveyed		0%	0%	0%	0%	0%
Sales Price/FF		$1,900	$1,900	$2,200	$2,500	$1,841
Financing Terms		0%	0%	0%	0%	0%
Sales Price/FF		$1,900	$1,900	$2,200	$2,500	$1,841
Conditions of Sale		0%	0%	0%	0%	0%
Sales Price/FF		$1,900	$1,900	$2,200	$2,500	$1,841
Expenditures After Purchase		0%	0%	0%	0%	0%
Sales Price/FF		$1,900	$1,900	$2,200	$2,500	$1,841
Time/Market Conditions		+8%	+8%	+9%	+10%	+8%
ADJUSTED Price/FF:		$2,052	$2,052	$2,398	$2,750	$1,988
Physical Adjustments						
Location/Access	Southeast Quadrant of Little Elm Creek Road and Westman Road	0%	+2%	-3%	-3%	0%
Amenities	amenity center, pool, trails, green space, and lake	-2%	-4%	0%	-6%	0%
Size	50-FF	0%	0%	0%	0%	0%
Topography/View	Gently Sloping	0%	0%	0%	0%	0%
Zoning	Planned Development	0%	0%	0%	0%	0%
Total Net Physical Adj. After Transactional Adj.		-2%	-2%	-3%	-9%	0%
ADJUSTED Price/FF:		$2,011	$2,011	$2,326	$2,503	$1,988
SUMMARY OF COMPARABLE VALUES						
Value Range/FF			$1,988	to	$2,503	
Average Value/FF			$2,168			
Median Value/FF			$2,011			
Size			50-FF			
Unit Value Indication			$2170/FF			
Overall Value Indication			$108,500			
Rounded			$108,500			

ANALYSIS OF ADJUSTMENTS –50' LOTS

Our research of comparable lot sales leads us to the determination that there are ample recent transactions within the last few years involving similar properties within the subject's general competing area that could reliably and reasonably be verified through our due diligence. The comparable sales for the subject property had unadjusted contracted base prices ranging from $1,841 per front foot to $2,500 per front foot (FF) with all Sales being 50-FF lot types.

Data on each of the sales, including sales price, was confirmed with sources considered reliable. Based on analysis of this data and other pertinent information obtained in our research, the following pages are a discussion of the factors which were found to exhibit significant influence on property values in this market.

Factors to be Considered and Summary of Adjustments

Transactional Adjustments

Property Rights, Financing Terms, and Conditions of Sale
Each of the comparable sales were sold as Fee Simple interests, sales were transferred in cash equivalency, and under typical sale conditions; thus, no adjustments are made for these three factors.

Expenditures After Purchase
Typically, in a master-planned residential community like the subject, municipalities will require impact fees paid for water, sewer, and roadway. These fees will be the responsibility of the homebuilder rather than the developer. Since purchasers of other lots would typically be expected to pay water, sewer, and roadway impact/connection fees, these are not considered atypical and are not included in our analysis.

Time/Market Conditions
The residential real estate market increased significantly in 2020-2025 but now appears to be cooling following another interest rate decreased by the Federal Reserve that has lowered mortgage rates by 5 basis points from 6.15% to 6.10% as of February 2026. Price increased from 2020-2025 occurred in improved residential homes as well as in vacant developed lots as there was strong demand for lots and new homes. Homebuilders absorbed lots well above the historical norm during this period. We also considered that according to data from Zonda there is a shortage of 50-FF vacant developed lots in this market which has driven prices higher even as demand for finished homes has recently diminished.

Considering the residential market data and price increases for recent platted and developed residential lot sales throughout the Metroplex and specifically within Collin and Grayson County which were necessitated based off supply and demand as well as development costs, we believe a market conditions adjustment of +3% year-over year (YoY) increase throughout 2023, 2024, 2025, and into the second quarter of 2026 is warranted and supported for residential developed lots for sale in platted subdivisions, due to the time it takes to get all the city entitlements approved and engineer and zoning costs paid. Platted developed lots on the ground have a faster market sale value increase than would raw land sold for this use. Based on the preceding, each of the comparable lot sales have been adjusted positively between +8% and +10% for Market Conditions depending on the sale date.

Physical Adjustments

Location/Access

The subject property is located in the City of Gunter near the modestly expanding quasi-suburban sprawl of residential neighborhoods north of Dallas. Development in the subject area has been substantial and consistent throughout the decades. The subject is located at the southeast quadrant of Westman Road and Little Elm Creek Road. The area around the subject is primarily rural land with housing subdivisions beginning to be developed. Also in the area are municipal uses, agricultural uses, and some commercial uses along State Highway 289.

Northwest of the subject property, about 2.5 miles, is Gunter High School which is the only high school in Gunter ISD. Gunter ISD is a desirable district with a "B" rating from the Texas Education Agency (TEA). Many future residents looking for a quasi-rural residential neighborhood would likely prefer a smaller and desirable school district than larger school districts more prevalent near DFW. Accessibility is considered average for this area. We have made the following adjustments for Location/Access:

- Sale 1: Similar; Located in Gunter, which has similar access to commercial uses and is located in Gunter ISD which is the same as the subject; Adjusted 0%
- Sale 2: Inferior; Located in Pilot Point, with similar access to commercial uses and is located in Pilot Point ISD which has a "C" rating and considered to be an inferior ISD; Adjusted +2%
- Sale 3: Superior; Located in Celina, with superior access to commercial uses and is located in Celina ISD which has a "B" rating and considered to be a similar ISD; Adjusted -3%
- Sale 4: Superior; Located in Celina, with superior access to commercial uses and is located in Celina ISD which has a "B" rating and considered to be a similar ISD; Adjusted -3%
- Sale 5: Similar; Located in Anna, with superior access to commercial uses and is located in Anna ISD which has a "C" rating and considered to be an inferior ISD; Adjusted 0%

Amenities

The subject property's amenities will consist of an amenity center, pool, trails, green space, and lake. According to the site visit, earthwork on the site is underway. The subject's amenities are average for a master planned community the size of Taylor Ranch PID development being built-out with 301 homes within Improvement Area #1. We have made the following adjustments for Amenities:

- Sale 1: Superior; Platinum Ranch Subdivision, which has slightly superior amenities such an amenity center, pool, shade structure, sports court, playground, trails, and greenspace. The subject property is inferior as it does not have sport courts and a playground; Adjusted -2%
- Sale 2: Superior; Maverick Farms Subdivision, which has superior amenities such as an amenity building, pool, outdoor fitness area, playground, grilling station, pavilion, cabanas, lake with dock, trails, greenspace. The subject is inferior as it does not have a fitness area, grilling station, playground, or pavilion; Adjusted -4%
- Sale 3: Similar; The Heights at Uptown Subdivision, which has similar amenities such as an amenity center, swimming pool, playground, trails, and green space; Adjusted 0%
- Sale 4: Superior; Legacy Celina Subdivision, which has superior amenities such as a commercial area, pickleball court, playground, shade structures, lawn play area, greenspace, and trails. The subject is inferior as it does not have a commercial area, playground, or play area; Adjusted -6%
- Sale 5: Similar; Coyote Meadows Subdivision, which has similar amenities such an a resort-style pool, playground, parks, trails, and green space; Adjusted 0%

Size
Due to economies of scale, smaller lots are expected to sell for a higher price per unit (foot frontage). All Sales are also 50' lots that can accommodate the same building pad, so no adjustment is made for Size.

Topography/View
The subject and the comparable sales will each be located on graded and improved land tracts that have been optimized for layout, drainage, and utility access so no adjustment is needed for Topography. Additionally, each of the comparable sales are located on recently developed former agricultural land that is generally lacking remarkable views due to the basically level topography; thus, there is no adjustment needed for View.

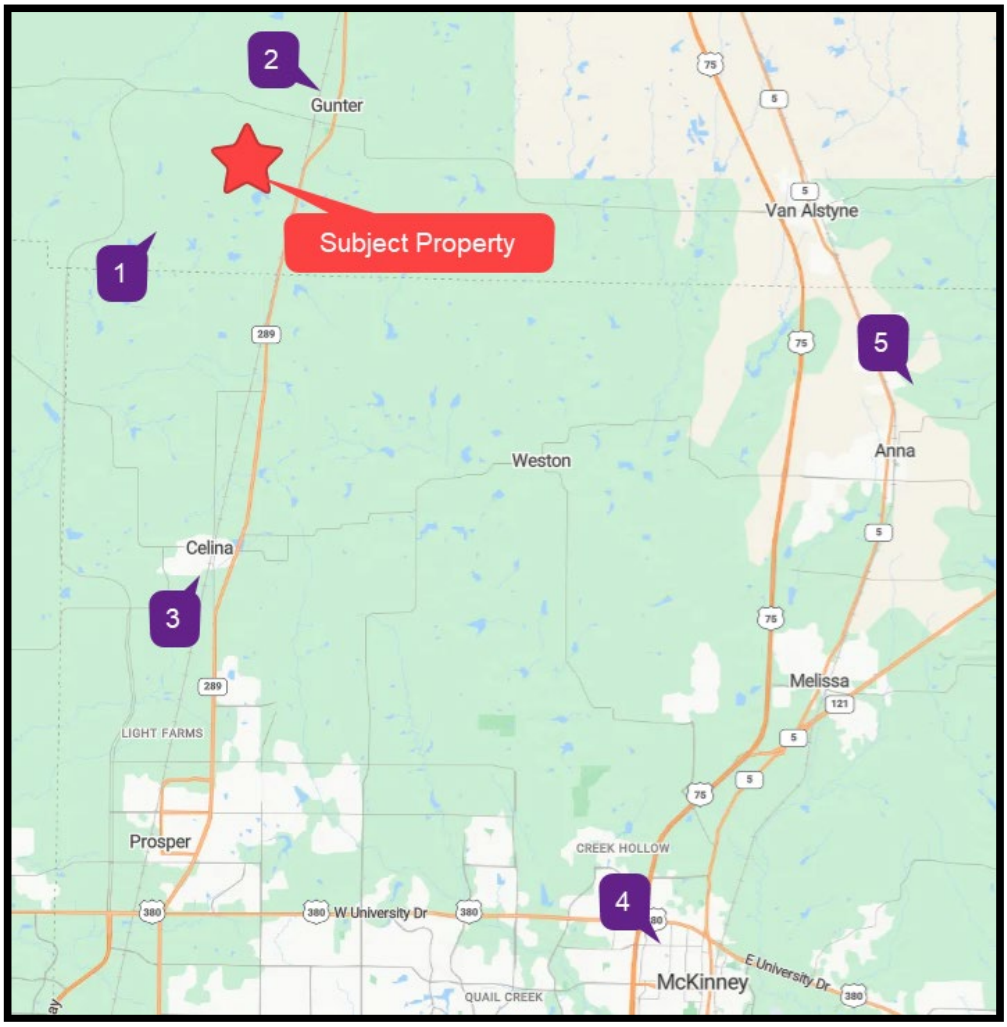
Zoning
The subject property is zoned Planned Development and each of the comparable sales are in Planned Developments with residential subdivision zoning or has single-family zoning for similar sized residential lots; thus, no adjustment is made for Zoning.

Conclusion for 50' Lots – The 50' Lot Sales have an adjusted range of $1,988/FF to $2,503/FF with an average of $2,168/FF and a median of $2,011/FF. We considered each of the five sales as being reflective of the market and considered increasing development costs due to increases in material (especially concrete) and labor which has increased the cost to develop a property similar to the subject. We conclude that the retail market value of the **improved 50' lots is $2170/FF, or $108,500/Lot.**

Lot Type	Total Lots	Projected Completion Date	Concluded Retail Value Per Lot
50' Detached Lots	221	December 1, 2027	$108,500

Next, we will analyze the retail market value of the 80' improved residential lots within Improvement Area #1 of Taylor Ranch PID.

MAP OF COMPARABLE LOT SALES –80' LOTS

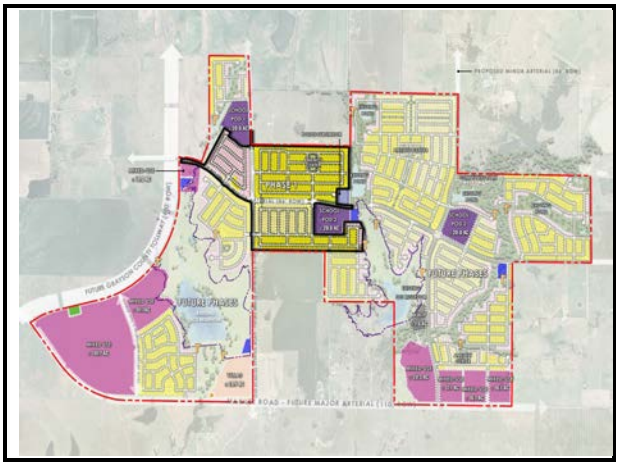


Subject: Taylor Ranch PID, Gunter, TX 75058 Improvement Area #1

We selected the best and most recent comparable lot sales for our analysis of the 80-FF lots. Our five comparable sales are shown below:

SUMMARY OF LOT SALES - 80' LOTS								
Sale	**Subdivision/Address**	**City**	**ISD**	**Contract Date**	**Sale Date**	**Base Lot Price**	**Front Feet (FF)**	***$/FF***
1	Platinum Ranch	Gunter	Gunter	Apr-2025	In-Contract	$133,000	70	*$ 1,900*
2	Gunter Town Center	Gunter	Gunter	May - 2024	Closed	$135,000	80	*$ 1,688*
3	Tolleson Estates	Celina	Celina	June - 2024	Closed	$150,000	80	*$ 1,875*
4	1405 N. Graves Street	Mckinney	Mckinney	Feb-2024	Closed	$150,000	75	*$ 2,000*
5	Camden Parc	Anna	Anna	Mar-2025	Closed	$120,000	70	*$ 1,714*
Subject	**Taylor Ranch PID Improvement Area #1**	**Gunter**	**Gunter**	-	-	-	**80**	-

SALE COMPARABLE 1 – 80' LOTS



Comparable 1 Aerial

Comparable 1 Map

80-FF Sale Comparable 1				
Property Information				
Subdivision Name	Platinum Ranch			
Property Class	Residential Lot			
Address	North line of Marilee Road and the south line of Stiff Chapel Road, Gunter			
County	Grayson			
Property Type	Residential / Multiple Units			
Site Information				
Site Size	8,750	SF	0.20	Acres
Zoning Code	Planned Development			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	In-Contract			
Sale/Contract Date	April - 2025			
Seller	MM Platinum Ranch, LLC & MM Platinum			
Buyer	First Texas Homes Inc.			
Sale Price	$133,000			
Price per SF Land	$15.20			
Price per Front Foot	**$1,900**			

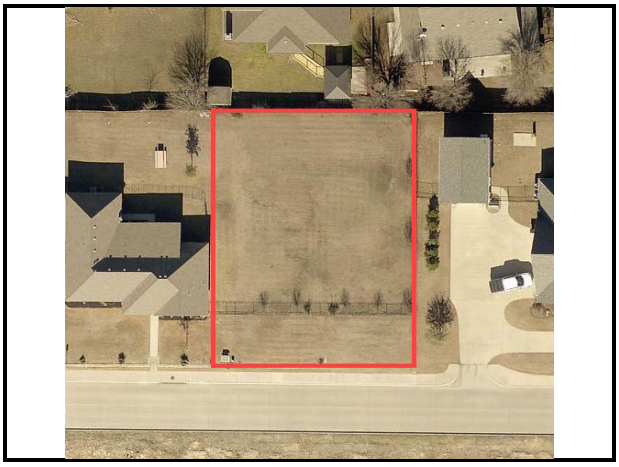
SALE COMPARABLE 2 – 80' LOTS

Comparable 2 Aerial

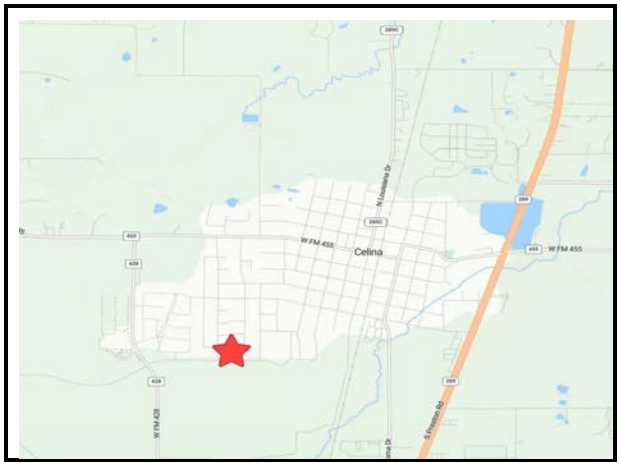
Comparable 2 Map

80-FF Sale Comparable 2				
Property Information				
Subdivision Name	Gunter Town Center			
Property Class	Residential Lot			
Address	523 Harris Street, Gunter			
County	Grayson			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	11,674	SF	0.27	Acres
Zoning Code	Single-Family Residential District - 1			
Shape	Irregular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	May - 2024			
Seller	Paul Davis; dba Legado Homes			
Buyer	Ismaelbay Sakina and Asgerally Shoquat Revocable Living Trust			
Sale Price	$135,000			
Price per SF Land	$11.56			
Price per Front Foot	**$1,688**			

SALE COMPARABLE 3 – 80' LOTS



Comparable 3 Aerial

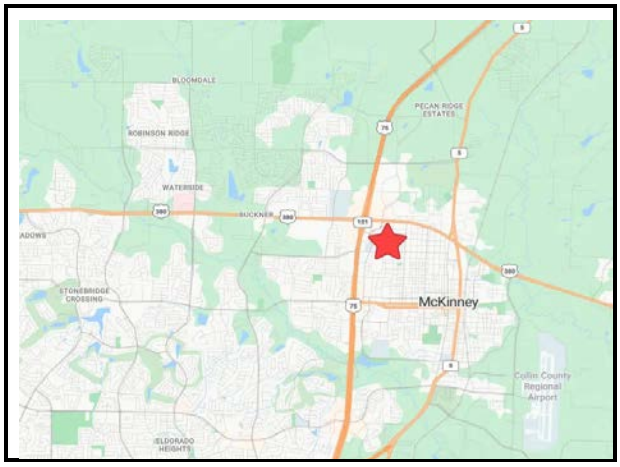


Comparable 3 Map

80-FF Sale Comparable 3				
Property Information				
Subdivision Name	Tolleson Estates			
Property Class	Residential Lot			
Address	TBD West Sunset Boulevard, Celina			
County	Collin			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	11,108	SF	0.26	Acres
Zoning Code	Single-Family			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	June - 2024			
Seller	William E Strickland Jr. and Cynthia D Strickland			
Buyer	Panicker Manoj and Gopalan Venugopalan Menon Veena Emramadathil			
Sale Price	$150,000			
Price per SF Land	$13.50			
Price per Front Foot	**$1,875**			

SALE COMPARABLE 4 – 80' LOTS

Comparable 4 Aerial

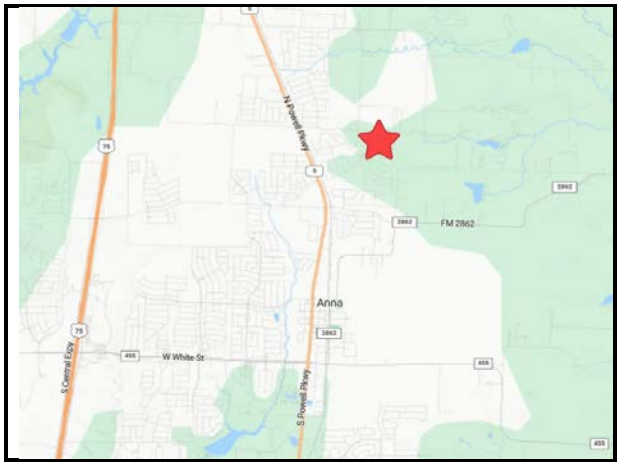


Comparable 4 Map

80-FF Sale Comparable 4				
Property Information				
Subdivision Name	None			
Property Class	Residential Lot			
Address	1405 North Graves Street, McKinney			
County	Collin			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	11,250	SF	0.26	Acres
Zoning Code	Residential Single-Family-84			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	Feburary - 2024			
Seller	Bernois, LLC			
Buyer	Kanyilmaz Bahattin			
Sale Price	$150,000			
Price per SF Land	$13.33			
Price per Front Foot	**$2,000**			

SALE COMPARABLE 5 – 80' LOTS

Comparable 5 Aerial



Comparable 5 Map

80-FF Sale Comparable 5				
Property Information				
Subdivision Name	Camden Parc			
Property Class	Residential Lot			
Address	2405 Normandy Avenue, Anna			
County	Collin			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	8,276	SF	0.19	Acres
Zoning Code	Planned Development			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, No Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	March - 2025			
Seller	Stonehollow Homes, LLC			
Buyer	GP Building & General Solutions, LLC			
Sale Price	$120,000			
Price per SF Land	$14.50			
Price per Front Foot	**$1,714**			

SALES ADJUSTMENT COMPARISON GRID –80' LOTS

Subdivision	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
	Taylor Ranch PID Improvement Area #1	Platinum Ranch	Gunter Town Center	Tolleson Estates	1405 N. Graves Street	Camden Parc
	Gunter	Gunter	Gunter	Celina	Mckinney	Anna
Transactional Adjustments						
Sales Price/FF		$1,900	$1,688	$1,875	$2,000	$1,714
Rights Conveyed		0%	0%	0%	0%	0%
Sales Price/FF		$1,900	$1,688	$1,875	$2,000	$1,714
Financing Terms		0%	0%	0%	0%	0%
Sales Price/FF		$1,900	$1,688	$1,875	$2,000	$1,714
Conditions of Sale		0%	0%	0%	0%	0%
Sales Price/FF		$1,900	$1,688	$1,875	$2,000	$1,714
Expenditures After Purchase		0%	0%	0%	0%	0%
Sales Price/FF		$1,900	$1,688	$1,875	$2,000	$1,714
Time/Market Conditions		+8%	+11%	+11%	+12%	+8%
ADJUSTED Price/FF:		$2,052	$1,873	$2,081	$2,240	$1,851
Physical Adjustments						
Location/Access	Southeast Quadrant of Little Elm Creek Road and Westman Road	0%	0%	-3%	-6%	0%
Amenities	amenity center, pool, trails, green space, and lake	-2%	+10%	+10%	+10%	+10%
Size	80-FF	-3%	0%	0%	-2%	-3%
Topography/View	Gently Sloping	0%	0%	0%	0%	0%
Zoning	Planned Development	0%	0%	0%	0%	0%
Total Net Physical Adj. After Transactional Adj.		-5%	+10%	+7%	+2%	+7%
ADJUSTED Price/FF:		$1,949	$2,060	$2,227	$2,285	$1,981
SUMMARY OF COMPARABLE VALUES						
Value Range/FF			**$1,949**	**to**	**$2,285**	
Average Value/FF			**$2,101**			
Median Value/FF			**$2,060**			
Size			**80-FF**			
Unit Value Indication			**$2100/FF**			
Overall Value Indication			**$168,000**			
Rounded			**$168,000**			

ANALYSIS OF ADJUSTMENTS –80' LOTS

Our research of comparable lot sales leads us to the determination that there are ample recent transactions within the last few years involving similar properties within the subject's general competing area that could reliably and reasonably be verified through our due diligence. The comparable sales for the subject property had unadjusted contracted base prices ranging from $1,688 per front foot to $2,000 per front foot (FF) with all Sales ranging from 70-FF to 80-FF lot types.

Data on each of the sales, including sales price, was confirmed with sources considered reliable. Based on analysis of this data and other pertinent information obtained in our research, the following pages are a discussion of the factors which were found to exhibit significant influence on property values in this market.

Factors to be Considered and Summary of Adjustments

Transactional Adjustments

Property Rights, Financing Terms, and Conditions of Sale
Each of the comparable sales were sold as Fee Simple interests, sales were transferred in cash equivalency, and under typical sale conditions; thus, no adjustments are made for these three factors.

Expenditures After Purchase
Typically, in a master-planned residential community like the subject, municipalities will require impact fees paid for water, sewer, and roadway. These fees will be the responsibility of the homebuilder rather than the developer. Since purchasers of other lots would typically be expected to pay water, sewer, and roadway impact/connection fees, these are not considered atypical and are not included in our analysis.

Time/Market Conditions
The residential real estate market increased significantly in 2020-2025 but now appears to be cooling following another interest rate decreased by the Federal Reserve that has lowered mortgage rates by 5 basis points from 6.15% to 6.10% as of February 2026. Price increased from 2020-2025 occurred in improved residential homes as well as in vacant developed lots as there was strong demand for lots and new homes. Homebuilders absorbed lots well above the historical norm during this period. We also considered that according to data from Zonda there is a shortage of 80-FF vacant developed lots in this market which has driven prices higher even as demand for finished homes has recently diminished.

Considering the residential market data and price increases for recent platted and developed residential lot sales throughout the Metroplex and specifically within Collin and Grayson County which were necessitated based off supply and demand as well as development costs, we believe a market conditions adjustment of +3% year-over year (YoY) increase throughout 2023, 2024, 2025, and into the second quarter of 2026 is warranted and supported for residential developed lots for sale in platted subdivisions, due to the time it takes to get all the city entitlements approved and engineer and zoning costs paid. Platted developed lots on the ground have a faster market sale value increase than would raw land sold for this use. Based on the preceding, each of the comparable lot sales have been adjusted positively between +8% and +12% for Market Conditions depending on the sale date.

Physical Adjustments

Location/Access

The subject property is located in the City of Gunter near the modestly expanding quasi-suburban sprawl of residential neighborhoods north of Dallas. Development in the subject area has been substantial and consistent throughout the decades. The subject is located at the southeast quadrant of Westman Road and Little Elm Creek Road. The area around the subject is primarily rural land with housing subdivisions beginning to be developed. Also in the area are municipal uses, agricultural uses, and some commercial uses along State Highway 289.

Northwest of the subject property, about 2.5 miles, is Gunter High School which is the only high school in Gunter ISD. Gunter ISD is a desirable district with a "B" rating from the Texas Education Agency (TEA). Many future residents looking for a quasi-rural residential neighborhood would likely prefer a smaller and desirable school district than larger school districts more prevalent near DFW. Accessibility is considered average for this area. We have made the following adjustments for Location/Access:

- Sale 1: Similar; Located in Gunter, which has similar access to commercial uses is located in Gunter ISD which is the same as the subject; Adjusted 0%
- Sale 2: Similar; Located in Gunter, which has similar access to commercial uses is located in Gunter ISD which is the same as the subject; Adjusted 0%
- Sale 3: Superior; Located in Celina, with slightly superior access to commercial uses and is located in Celina ISD which has a "B" rating and considered to be a similar ISD; Adjusted -3%
- Sale 4: Superior; Located in Mckinney, with superior access to commercial uses and is located in Mckinney ISD which has a "B" rating and considered to be a similar ISD; Adjusted -6%
- Sale 5: Similar; Located in Anna, which has superior access to commercial uses is located in Anna ISD which has a "C" rating and considered to be an inferior ISD; Adjusted 0%

Amenities

The subject property's amenities will consist of an amenity center, pool, trails, green space, and lake. According to the site visit, earthwork on the site is underway. The subject's amenities are average for a master planned community the size of Taylor Ranch PID development being built-out with 301 homes within Improvement Area #1. We have made the following adjustments for Amenities:

- Sale 1: Superior; Platinum Ranch Subdivision, which has slightly superior amenities such an amenity center, pool, shade structure, sports court, playground, trails, and greenspace. The subject property is inferior as it does not have sport courts and a playground; Adjusted -2%
- Sale 2: Inferior; Gunter Town Center Subdivision, which does not have any amenities; Adjusted +10%
- Sale 3: Inferior; Tolleson Estates Subdivision, which does not have any amenities; Adjusted +10%
- Sale 4: Inferior; Has an address of 1405 N. Graves Street which is located in a community that does not have any amenities; Adjusted +10%
- Sale 5: Inferior; Camden Parc Subdivision, which does not have any amenities; Adjusted +10%

Size
Due to economies of scale, smaller lots are expected to sell for a higher price per unit (foot frontage). Sale 1 and 5 are 70' lots that can accommodate a smaller building pad, thus an adjustment of -3% is made for Size. Sale 4 is a 75' lot that can accommodate a smaller building pad, thus an adjustment of -2% is made for Size. Sales 2 and 3 are 80' lots that can accommodate a similar building pad, thus no adjustment is made for Size.

Topography/View
The subject and the comparable sales will each be located on graded and improved land tracts that have been optimized for layout, drainage, and utility access so no adjustment is needed for Topography. Additionally, each of the comparable sales are located on recently developed former agricultural land that is generally lacking remarkable views due to the basically level topography; thus, there is no adjustment needed for View.

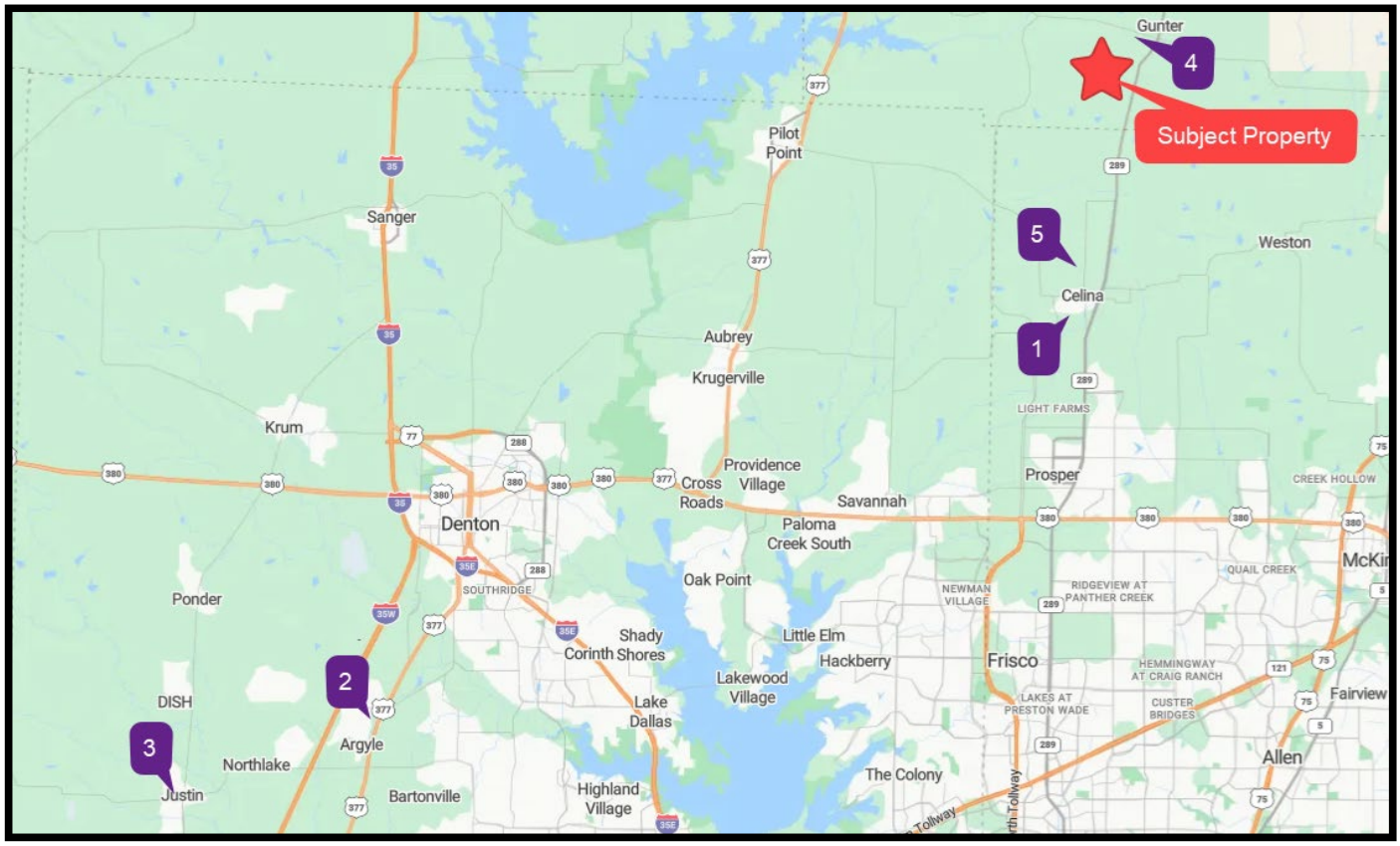
Zoning
The subject property is zoned Planned Development and each of the comparable sales are either Planned Developments or Residential zoning; thus, no adjustment is made for Zoning.

Conclusion for 80' Lots – The 80' Lot Sales have an adjusted range of $1,949/FF to $2,285/FF with an average of $2,101/FF and a median of $2,060/FF. We considered each of the five sales as being reflective of the market and considered increasing development costs due to increases in material (especially concrete) and labor which has increased the cost to develop a property similar to the subject. We conclude that the retail market value of the **improved 80' lots is $2100/FF, or $168,000/Lot.**

Lot Type	Total Lots	Projected Completion Date	Concluded Retail Value Per Lot
80' Detached Lots	65	December 1, 2027	$168,000

Next, we will analyze the retail market value of the 100' improved residential lots within Improvement Area #1 of Taylor Ranch PID.

MAP OF COMPARABLE LOT SALES –100' LOTS



Subject: Taylor Ranch PID, Gunter, TX 75058 Improvement Area #1

We selected the best and most recent comparable lot sales for our analysis of the 100-FF lots. Our five comparable sales are shown below:

SUMMARY OF LOT SALES - 100' LOTS								
Sale	**Subdivision/Address**	**City**	**ISD**	**Contract Date**	**Sale Date**	**Base Lot Price**	**Front Feet (FF)**	***$/FF***
1	Tolleson Estates	Celina	Celina	June - 2024	Closed	$150,000	80	*$ 1,875*
2	Lakes of Argyle	Argyle	Argyle	Nov - 2024	Closed	$210,000	90	*$ 2,333*
3	Fitch 2 Block 63	Justin	Northwest	Mar - 2024	Closed	$170,000	95	*$ 1,789*
4	Gunter Town Center	Gunter	Gunter	May - 2024	Closed	$135,000	80	*$ 1,688*
5	Ariana	Celina	Celina	Aug-2025	Closed	$250,000	110	*$ 2,273*
Subject	**Taylor Ranch PID Improvement Area #1**	**Gunter**	**Gunter**	-	-	-	**100**	-

SALE COMPARABLE 1 – 100' LOTS

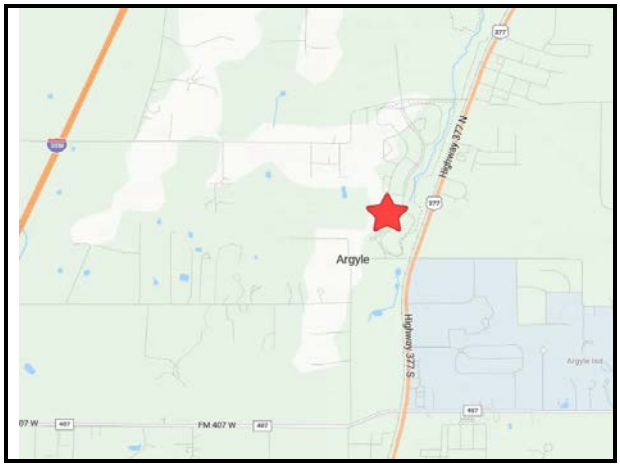
Comparable 1 Aerial

Comparable 1 Map

100-FF Sale Comparable 1				
Property Information				
Subdivision Name	Tolleson Estates			
Property Class	Residential Lot			
Address	TBD West Sunset Boulevard, Celina			
County	Collin			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	11,108	SF	0.26	Acres
Zoning Code	Single-Family			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	June - 2024			
Seller	William E Strickland Jr. and Cynthia D Strickland			
Buyer	Panicker Manoj and Gopalan			
Sale Price	$150,000			
Price per SF Land	$13.50			
Price per Front Foot	**$1,875**			

SALE COMPARABLE 2 – 100' LOTS

Comparable 2 Aerial

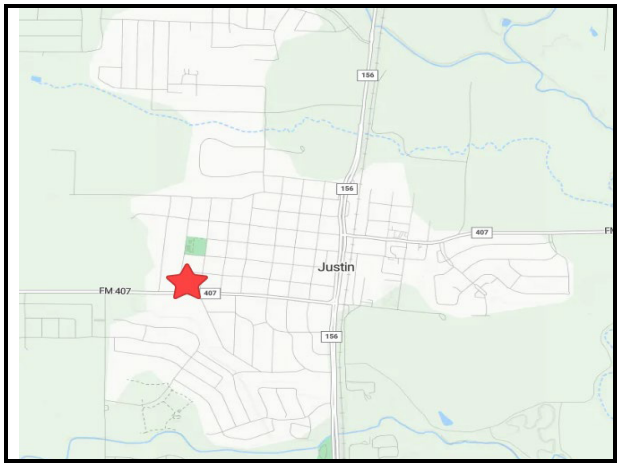


Comparable 2 Map

100-FF Sale Comparable 2				
Property Information				
Subdivision Name	Lakes of Argyle			
Property Class	Residential Lot			
Address	161 Perth Court, Argyle			
County	Denton			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	12,153	SF	0.28	Acres
Zoning Code	Planned Development-Single-Family-12			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	November - 2024			
Seller	Simmons Estate Homes			
Buyer	James B. Sullivan			
Sale Price	$210,000			
Price per SF Land	$17.28			
Price per Front Foot	**$2,333**			

SALE COMPARABLE 3 – 100' LOTS

Comparable 3 Aerial



Comparable 3 Map

100-FF Sale Comparable 3				
Property Information				
Subdivision Name	Fitch 2 Block 63			
Property Class	Residential Lot			
Address	720 West 1st Street, Justin			
County	Denton			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	12,023	SF	0.28	Acres
Zoning Code	Single-Family Residential			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	March - 2024			
Seller	Karen Melloan			
Buyer	Feel Good Properties, LLC			
Sale Price	$170,000			
Price per SF Land	$14.14			
Price per Front Foot	**$1,789**			

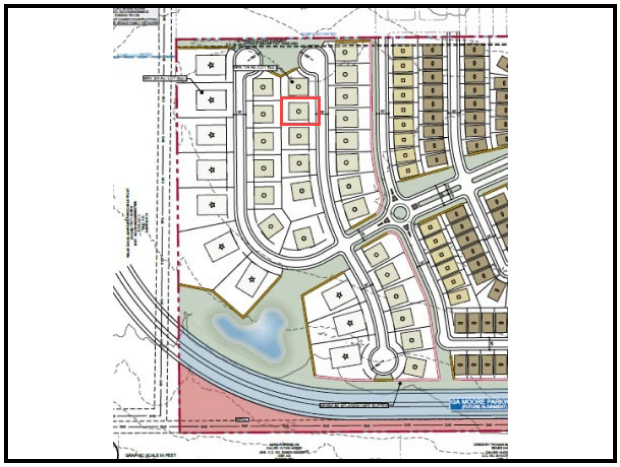
SALE COMPARABLE 4 – 100' LOTS

Comparable 4 Aerial

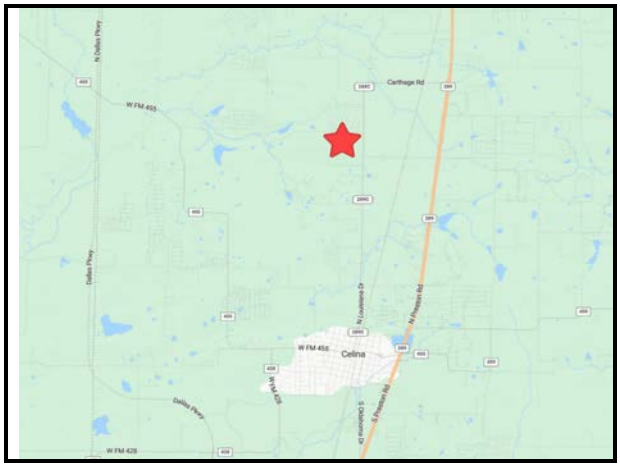
Comparable 4 Map

100-FF Sale Comparable 4				
Property Information				
Subdivision Name	Gunter Town Center			
Property Class	Residential Lot			
Address	523 Harris Street, Gunter			
County	Grayson			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	9,583	SF	0.22	Acres
Zoning Code	Single-Family Residential District - 1			
Shape	Irregular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	May - 2024			
Seller	Paul Davis; dba Legado Homes			
Buyer	Ismaelbay Sakina and Asgerally Shoquat			
Sale Price	$135,000			
Price per SF Land	$14.09			
Price per Front Foot	**$1,688**			

SALE COMPARABLE 5 – 100' LOTS



Comparable 5 Aerial



Comparable 5 Map

100-FF Sale Comparable 5				
Property Information				
Subdivision Name	Ariana			
Property Class	Residential Lot			
Address	TBD-29 Louisiana Drive North, Celina			
County	Collin			
Property Type	Residential / Single Family Lot			
Site Information				
Site Size	14,898	SF	0.34	Acres
Zoning Code	Planned Development			
Shape	Rectangular			
Topography	Basically level			
Available Utilities	Electric, Water, Sewer, and Gas			
Transaction Information				
Sale Status	Closed			
Sale/Contract Date	August - 2025			
Seller	Ariana, LLC			
Buyer	Sobha Texas 2, LLC			
Sale Price	$250,000			
Price per SF Land	$16.78			
Price per Front Foot	**$2,273**			

SALES ADJUSTMENT COMPARISON GRID –100' LOTS

Subdivision	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
	Taylor Ranch PID Improvement Area #1	Tolleson Estates	Lakes of Argyle	Fitch 2 Block 63	Gunter Town Center	Ariana
	Gunter	Celina	Argyle	Justin	Gunter	Celina
Transactional Adjustments						
Sales Price/FF		$1,875	$2,333	$1,789	$1,688	$2,273
Rights Conveyed		0%	0%	0%	0%	0%
Sales Price/FF		$1,875	$2,333	$1,789	$1,688	$2,273
Financing Terms		0%	0%	0%	0%	0%
Sales Price/FF		$1,875	$2,333	$1,789	$1,688	$2,273
Conditions of Sale		0%	0%	0%	0%	0%
Sales Price/FF		$1,875	$2,333	$1,789	$1,688	$2,273
Expenditures After Purchase		0%	0%	0%	0%	0%
Sales Price/FF		$1,875	$2,333	$1,789	$1,688	$2,273
Time/Market Conditions		+7%	+6%	+8%	+7%	+5%
ADJUSTED Price/FF:		$2,006	$2,473	$1,933	$1,806	$2,386
Physical Adjustments						
Location/Access	Southeast Quadrant of Little Elm Creek Road and Westman Road	-3%	-8%	-8%	0%	-3%
Amenities	amenity center, pool, trails, green space, and lake	+10%	+3%	+10%	+10%	-4%
Size	100-FF	-6%	-2%	-2%	-6%	+2%
Topography/View	Gently Sloping	0%	0%	0%	0%	0%
Zoning	Planned Development	0%	0%	0%	0%	0%
Total Net Physical Adj. After Transactional Adj.		+1%	-7%	+0%	+4%	-5%
ADJUSTED Price/FF:		$2,026	$2,300	$1,933	$1,878	$2,267
SUMMARY OF COMPARABLE VALUES						
Value Range/FF		$1,878	to	$2,300		
Average Value/FF			$2,081			
Median Value/FF			$2,026			
Size			100-FF			
Unit Value Indication			$2080/FF			
Overall Value Indication			$208,000			
Rounded			$208,000			

ANALYSIS OF ADJUSTMENTS –100' LOTS

Our research of comparable lot sales leads us to the determination that there are ample recent transactions within the last few years involving similar properties within the subject's general competing area that could reliably and reasonably be verified through our due diligence. The comparable sales for the subject property had unadjusted prices ranging from $1,688 per front foot to $2,333 per front foot with all Sales ranging from 80-FF to 110-FF lot types.

Data on each of the sales, including sales price, was confirmed with sources considered reliable. Based on analysis of this data and other pertinent information obtained in our research, the following pages are a discussion of the factors which were found to exhibit significant influence on property values in this market.

Factors to be Considered and Summary of Adjustments

Transactional Adjustments

Property Rights, Financing Terms, and Conditions of Sale
Each of the comparable sales were sold as Fee Simple interests, sales were transferred in cash equivalency, and under typical sale conditions; thus, no adjustments are made for these three factors.

Expenditures After Purchase
Typically, in a master-planned residential community like the subject, municipalities will require impact fees paid for water, sewer, and roadway. These fees will be the responsibility of the homebuilder rather than the developer. Since purchasers of other lots would typically be expected to pay water, sewer, and roadway impact/connection fees, these are not considered atypical and are not included in our analysis.

Time/Market Conditions
The residential real estate market increased significantly in 2020-2025 but now appears to be cooling following another interest rate decreased by the Federal Reserve that has lowered mortgage rates by 5 basis points from 6.15% to 6.10% as of February 2026. Price increased from 2020-2025 occurred in improved residential homes as well as in vacant developed lots as there was strong demand for lots and new homes. Homebuilders absorbed lots well above the historical norm during this period. We also considered that according to data from Zonda there is a shortage of 100-FF vacant developed lots in this market which has driven prices higher even as demand for finished homes has recently diminished.

Considering the residential market data and price increases for recent platted and developed residential lot sales throughout the Metroplex and specifically within Collin and Grayson County which were necessitated based off supply and demand as well as development costs, we believe a market conditions adjustment of +2% year-over year (YoY) increase throughout 2023, 2024, 2025, and into the second quarter of 2026 is warranted and supported for residential developed lots for sale in platted subdivisions, due to the time it takes to get all the city entitlements approved and engineer and zoning costs paid. Platted developed lots on the ground have a faster market sale value increase than would raw land sold for this use. Based on the preceding, each of the comparable lot sales have been adjusted positively between +5% and +8% for Market Conditions depending on the sale date.

Physical Adjustments

Location/Access

The subject property is located in the City of Gunter near the modestly expanding quasi-suburban sprawl of residential neighborhoods north of Dallas. Development in the subject area has been substantial and consistent throughout the decades. The subject is located at the southeast quadrant of Westman Road and Little Elm Creek Road. The area around the subject is primarily rural land with housing subdivisions beginning to be developed. Also in the area are municipal uses, agricultural uses, and some commercial uses along State Highway 289.

Northwest of the subject property, about 2.5 miles, is Gunter High School which is the only high school in Gunter ISD. Gunter ISD is a desirable district with a "B" rating from the Texas Education Agency (TEA). Many future residents looking for a quasi-rural residential neighborhood would likely prefer a smaller and desirable school district than larger school districts more prevalent near DFW. Accessibility is considered average for this area. We have made the following adjustments for Location/Access:

- Sale 1: Superior; Located in Celina, with superior access to commercial uses and is located in Celina ISD which has a "B" rating and considered to be a similar ISD; Adjusted -3%
- Sale 2: Superior; Located in Argyle, with superior access to commercial uses and is located in Argyle ISD which has an "A" rating and considered to be a superior ISD; Adjusted -8%
- Sale 3: Superior; Located in Justin, with superior access to commercial uses and is located in Northwest ISD which has a "B" rating and considered to be a similar ISD; Adjusted -8%
- Sale 4: Similar; Located in Gunter, with similar access to commercial uses and is located in Gunter ISD which is the same as the subject property; Adjusted 0%
- Sale 5: Superior; Located in Celina, with superior access to commercial uses and is located in Celina ISD which has a "B" rating and considered to be a similar ISD; Adjusted -3%

Amenities

The subject property's amenities will consist of an amenity center, pool, trails, green space, and lake. According to the site visit, earthwork on the site is underway. The subject's amenities are average for a master planned community the size of Taylor Ranch PID development being built-out with 301 homes within Improvement Area #1. We have made the following adjustments for Amenities:

- Sale 1: Inferior; Tolleson Estates Subdivision, which does not have any amenities; Adjusted +10%
- Sale 2: Inferior; Lakes of Argyle Subdivision, which has inferior amenities such as ponds, trails, greenspace. The subject is superior as it has an amenity center and pool; Adjusted +3%
- Sale 3: Inferior; Fitch 2 Block 63 Subdivision, which does not have any amenities; Adjusted +10%
- Sale 4: Inferior; Gunter Town Center, which does not have any amenities; Adjusted +10%
- Sale 5: Superior; Ariana Subdivision, which has superior amenities such as an amenity center, pool, event lawn, sport courts, playground, parks, trails, and greenspace. The comparable has some similar amenities plus sport courts and an event lawn; adjusted -4%

Size

Due to economies of scale, smaller lots are expected to sell for a higher price per unit (foot frontage). Sale 1 and 4 are 80' lots that can accommodate a smaller building pad, thus an adjustment of -6% is made for Size. Sale 2 is a 90' lot and Sale 3 is a 95' lot that can accommodate a smaller building pad, thus an adjustment of -2% is made for Size. Sale 5 is a 110' lot that can accommodate a larger building pad, thus an adjustment of +2 adjustment is made for Size.

Topography/View
The subject and the comparable sales will each be located on graded and improved land tracts that have been optimized for layout, drainage, and utility access so no adjustment is needed for Topography. Additionally, each of the comparable sales are located on recently developed former agricultural land that is generally lacking remarkable views due to the basically level topography; thus, there is no adjustment needed for View.

Zoning
The subject property is zoned Planned Development and each of the comparable sales are either Planned Developments or Residential zoning; thus, no adjustment is made for Zoning.

Conclusion for 100' Lots – The 100' Lot Sales have an adjusted range of $1,878/FF to $2,300/FF with an average of $2,081/FF and a median of $2,026/FF. We considered each of the five sales as being reflective of the market and considered increasing development costs due to increases in material (especially concrete) and labor which has increased the cost to develop a property similar to the subject. We conclude that the retail market value of the **improved 100' lots is $2080/FF, or $208,000/Lot.**

Lot Type	Total Lots	Projected Completion Date	Concluded Retail Value Per Lot
100' Detached Lots	15	December 1, 2027	$208,000

Cumulative Retail Lot Value – Improvement Area #1
We believe a current lot market value of $2170/FF for 50' improved Lots, $2100/FF for 80' improved Lots, and $2080/FF for 100' improved Lots with an Effective Date of December 1, 2027 is accurate and well-supported. Not only do our compiled recent comparable lot sales indicate those prices, but numerous conversations with market participants – land developers and homebuilders – regarding current prices of lots within the subject's market indicate that our concluded values per front foot is supported by the current retail price for 50-FF, 80-FF, and 100-FF lots similar to the subject property. Market participants noted that prices for lots rose significantly in late 2020 and throughout 2025 and into 2026 which followed a spike in the residential housing market in DFW that contributed to a scarcity of vacant developed lots for homebuilders.

Additionally, per the purchase and sale contracts, there will also be a $2,500 per lot Amenity Fee and a $500 marketing fee which the builder is required to pay the developer at the time of lot closing.

As of the Prospective Effective Date of December 1, 2027, the retail market value of the 50-FF, 80-FF, and 100-FF lot prices for Taylor Ranch PID in Improvement Area #1 are shown below:

TAYLOR RANCH PID, GUNTER, IMPROVEMENT AREA #1					
Total Lots	**Feet Frontage (FF)**	**Retail Price/Lot**	**Effective Date**	**Price/FF ($/FF)**	**Total Retail Value ($)**
221	50 FF	$108,500	December 1, 2027	$2170/FF	$23,978,500
65	80 FF	$168,000	December 1, 2027	$2100/FF	$10,920,000
15	100 FF	$208,000	December 1, 2027	$2080/FF	$3,120,000
301					***$38,018,500***
Amenity Fee Reimbursement				$2,500/per lot	$752,500
Marketing Fee Reimbursement				$500/per lot	$150,500
Total Retail Lot Value					**$38,921,500**

Next, we will develop an opinion of value for the 301 residential lots in Improvement Area #1 using the Discount Cash Flow analysis.

DISCOUNT CASH FLOW ANALYSIS

Having completed the retail lot value conclusions using aspects of the Sales Comparison Approach, we will develop an opinion of the market value of the property to a single purchaser, as of the construction completion date. This value will include a provision for compensating the developer, i.e., profit for risk and expenditure of time. This value contemplates that the developer of the subject property would sell the subject to another developer who would in turn sell the developed lots on a retail basis. This value represents the concept of market value to a single purchaser as of the completed construction date, wherein a portion of the overall real property rights or physical asset would typically be sold to its ultimate users over some future period. Valuations involving such properties must fully reflect all appropriate deductions and discounts as well as the anticipated cash flows to be derived from the disposition of the asset over time. Appropriate deductions and discounts are those which reflect all expenses associated with the disposition of the property as well as the cost of capital and entrepreneurial profit. **This latter item of entrepreneurial profit is accounted for herein as part of the discount rate.**

The various assumptions necessary to complete our Discounted Cash Flow (DCF) analysis for the developed subject subdivision are discussed in detail in the following paragraphs.

Takedown Schedule

As discussed in detail in the "Pending Transactions to Builders" section of the report, our quarterly takedown projections are summarized as follows for the subject property based on the provided takedown purchase contracts:

TAKEDOWN SCHEDULE FOR TAYLOR RANCH PID IMPROVEMENT AREA #1

Projected Quarterly Takedown Summary - Taylor Ranch PID Improvement Area #1												
Lot Type	*Dec-2027*	*Jan-2028*	*Apr-2028*	*Jul-2028*	*Oct-2028*	*Jan-2029*	*Apr-2029*	*Jul-2029*	*Oct-2029*	*Jan-2030*	*Apr-2030*	**TOTAL**
50-FF	24	24	24	24	24	24	24	24	24	5	-	**221**
80-FF	6	6	6	6	6	6	6	6	6	6	5	**65**
100-FF	1	1	1	1	1	1	1	1	1	1	5	**15**
Total	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**12**	**10**	**301**

Value Increases During Takedown/Absorption Period

Historically, in the sales contracts of volume lot sales in the marketplace, the lot prices are typically adjusted upward at rates ranging from the Wall Street Journal prime rate (6.75% as of May 2026), plus 1% (annually) up to 7.75%. Contracts between land developers and homebuilders typically have a 6%-8% escalation which is consistent with recent improved lot appreciations over many years. Thus, for valuation purposes moving forward, we have estimated an annual appreciation on the subject's lots at 7% per year which is also consistent with residential real estate appreciation over the past decade. This is also considered reasonable given the lack of available lot and housing supply in the area and the historical realization of interest carry/appreciation by developers within DFW and surrounding market areas.

EXPENSES

Taxes are paid by the developer annually. The estimation of taxes paid per period is based upon the principle that taxes are prorated at closing and are paid in arrears. Therefore, we have deducted taxes based upon the estimated retail market value of the unsold lots. The taxes are prorated in each calendar year based upon the projected sales in each period. The current tax rate for the bulk of the property is **0.02163930 per $100 assessed – 2.163930%** for the purpose of our analysis – with taxes due to Grayson County, City of Gunter, Gunter ISD, and JR College.

Based upon our experience as property tax consultants and information gathered from builders/developers, we do not believe the vacant lots will be assessed for their full market value once Substantial Completion is achieved. We believe the builder will have their lots assessed at approximately 70% of the market value, i.e., if a lot has a retail value of $100,000 then the assessed value will be $70,000. We believe this 30% discount is justified as taxing districts do not typically have access to cost data and assessments typically lag the market. In addition, many taxing districts allow for a 20% builder's inventory reduction.

Cost of Sales has been estimated at 1.5% of gross sales proceeds for various closing costs, surveys, commissions, and title policies.

Marketing expenses are not included as there is a shortage of vacant developed lots on the market and we would expect these lots to be absorbed by volume builders. This is confirmed by the contracts the developer has where the lots are presold to homebuilders.

Discount Rate

The discount rate utilized herein is essentially an anticipated Internal Rate of Return (IRR) for the subject property, as estimated from investment performance realized by market participants. The discount rate used for the subject should be less than the typical land development project because the value we are determining is for a fully entitled project in a soon to be city-approved Planned Development which has less risk exposure than that of a raw land development. Therefore, it is appropriate to utilize a discount rate adjusted for this risk. The appraisers have included a recent discount rate survey published by Realty Rates that considers the market conditions, risk, entrepreneurial profit, and liquidity inherent in a project such as the subject that developers of similar properties would consider.

RealtyRates.com DEVELOPER SURVEY - 2nd Quarter 2026*
Texas - Subdivisions & PUDs

	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
Site-Built Residential	15.52%	33.91%	22.93%	14.90%	32.56%	22.02%
-100 Units	15.52%	29.24%	21.93%	14.90%	28.07%	21.05%
100-500 Units	15.91%	32.16%	23.07%	15.27%	30.87%	22.15%
500+ Units	16.29%	33.62%	23.46%	15.64%	32.28%	22.52%
Mixed Use	16.68%	33.91%	23.27%	16.01%	32.56%	22.34%
Manufactured Housing	15.99%	37.04%	24.60%	15.35%	35.56%	23.61%
-100 Units	15.99%	32.21%	23.62%	15.35%	30.92%	22.67%
100-500 Units	16.39%	35.43%	24.87%	15.73%	34.01%	23.88%
500+ Units	16.79%	37.04%	25.30%	16.12%	35.56%	24.29%
Business Parks	15.94%	35.45%	23.85%	15.30%	34.03%	22.90%
-100 Acres	15.94%	30.82%	22.91%	15.30%	29.59%	22.00%
100-500 Acres	16.34%	33.91%	24.12%	15.69%	32.55%	23.15%
500+ Acres	16.74%	35.45%	24.53%	16.07%	34.03%	23.55%
Industrial Parks	16.03%	29.83%	21.36%	15.39%	28.64%	20.51%
-100 Acres	16.03%	25.94%	20.57%	15.39%	24.90%	19.74%
100-500 Acres	16.43%	28.53%	21.58%	15.77%	27.39%	20.72%
500+ Acres	16.83%	29.83%	21.93%	16.16%	28.64%	21.05%

*1st Quarter 2026 Data

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As shown, the minimum actual rates in Texas range from 15.52% for less than 100 units; 15.91% for 100 to 500 units; and 16.29% for 500+ units with minimum pro-forma rates ranging from 14.90% to 15.64%.

The 7th Edition of the Dictionary of Real Estate Appraisal defines this term as "a discount rate that is adjusted to offset one or more risk factors, i.e., when a future downswing in the business cycle is likely, the risk associated with a project may increase near the end of its term, necessitating a special adjustment to the discount rate. Such discount rates include all of the elements of risk associated with an income stream for a specified period adjusted to offset additional term risk". Thus, it is our opinion that a potential purchaser would expect to receive a much lower return on his investment for a completed project similar to the subject, which has numerous purchasers of the end product relative to that of a vacant tract of land awaiting eventual development (higher risk of escalating costs to site development and of the eventual timing of completion).

Based upon the preceding, an internal rate of return (IRR) that is similar to the minimum actual rates provided by the Realty Rates "Developer Survey" for Texas of 15.91% for 100-500 units; and 15.27% for likewise minimum pro-forma rates is considered reasonable for the subject. Hence, taking into consideration the supply and demand levels within the subject's submarket area, we have selected a discount rate of **16%** for the subject which takes into consideration the degree of risk, developer profit, and the liquidity inherent in a project such as the subject (assisted by involvement of the PID), as well as the current market conditions. To be consistent with the timing of the cash flows, the annual income stream is discounted quarterly with an annual DCF also included. With each of the required elements now identified, we will analyze the subject in DCF analyses as shown on the following pages.

DISCOUNT CASH FLOW (DCF) ANALYSIS - TAYLOR RANCH PID IMPROVEMENT AREA #1

The following assumptions are made in our analysis which are supported by other research and analysis found earlier in this report:

- Substantial Complete December 1, 2027
- Retail lot values: $108,500 for 50-FF lots
- Retail lot values: $168,000 for 80-FF lots
- Retail lot values: $208,000 for 100-FF lots
- 7% Appreciation/Year (1.75%/Quarter)
- 50-FF Lots sell at 24/Quarter*
- 80-FF Lots sell at 6/Quarter*
- 100-FF Lots sell at 1/Quarter*
- Discount Rate 16% (4.00%/Quarter)
- Tax Expense on Inventory is 2.163930%/Year, 0.5409825%/Quarter, but is discounted 30%
- Sales and Marketing Expense (1.5% of Revenue)

**Note: Per the purchase and sales contracts, after purchaser has acquired all 50' Lots, 80' Lots, or 100' Lots, as the case may be, that can be acquired in a full Closing, if necessary, Purchaser's next Closing shall consist of whichever size Lots have not already been purchased so that the total number of Lots at the very next Closing consist of the minimum number (16) of lots required.*

As Substantial Completion on the improved lots in Improvement Area #1 is expected to be completed as of December 1, 2027, we believe lot prices will continue to appreciate 7% per year. Thus, we have concluded that current retail improved lot values will be similar when takedowns begin. Therefore, as of the expected Substantial Completion Date **(December 1, 2027) the retail lot value for 221 50-FF lots is $23,978,500, the retail lot value for 65 80-FF lots is $10,920,000, and the retail lot value for 15 100-FF lots is $3,120,000 with a total cumulative value of $38,018,500.** Per the purchase and sale contracts, there will also be a $2,500 per lot Amenity Fee and a $500 marketing fee, which the builder is required to pay the developer at the time of lot closing. **The total value of the Amenity Fee is $752,500 (300 x $2,500) and the total value of the Marketing Fee is $150,500 (300 x $500). After adding these two reimbursements, the total cumulative value is $38,921,500** as shown in the following table:

TAYLOR RANCH PID, GUNTER, IMPROVEMENT AREA #1					
Total Lots	**Feet Frontage (FF)**	**Retail Price/Lot**	**Effective Date**	**Price/FF ($/FF)**	**Total Retail Value ($)**
221	50 FF	$108,500	December 1, 2027	$2170/FF	$23,978,500
65	80 FF	$168,000	December 1, 2027	$2100/FF	$10,920,000
15	100 FF	$208,000	December 1, 2027	$2080/FF	$3,120,000
301					***$38,018,500***
Amenity Fee Reimbursement				$2,500/per lot	$752,500
Marketing Fee Reimbursement				$500/per lot	$150,500
Total Retail Lot Value					**$38,921,500**

Discount cash flow analysis was completed on a quarterly and annual basis as a check for reasonableness. The annual DCF is a more rudimentary calculation, and we consider the quarterly analysis to be more accurate. When applying the DCF on a quarterly basis, the discount rate is divided by 4 and a discount rate of 4.00% is applied to each period. Typically, quarters start in January, April, July, and October so we have used those baselines in our analysis. Since the Substantial Completion Date is December 1, 2027, we will analyze on a quarterly basis starting December 2027, then proceeds to the beginning of each subsequent quarter.

DISCOUNT CASH FLOW DATA – TAYLOR RANCH PID IMPROVEMENT AREA #1 LOTS (QUARTERLY)

	Dec. 2027			Jan. 2028			Apr. 2028		
Lot Type	Starting Units	Lot Price	Sales	Units Available	Lot Price	Sales	Units Available	Lot Price	Sales
50-FF Lot	221	$ 108,500	24	197	$ 110,399	24	173	$ 112,331	24
80-FF Lot	65	$ 168,000	6	59	$ 170,940	6	53	$ 173,931	6
100-FF Lot	15	$ 208,000	1	14	$ 211,640	1	13	$ 215,344	1
Revenue		**$ 3,820,000**			**$3,886,850**			**$3,954,870**	
Expenses:									
Amenity Fee		*$ 77,500*			*$ 77,500*			*$ 77,500*	
Marketing Fee		*$ 15,500*			*$ 15,500*			*$ 15,500*	
Tax Expense		*$ (47,990)*			*$ (131,772)*			*$ (119,101)*	
Sales Expense		*$ (57,300)*			*$ (58,303)*			*$ (59,323)*	
Net Income		**$ 3,807,710**			**$3,789,775**			**$3,869,446**	
Factor		**0.993835**			**0.969552**			**0.934236**	
Income Net Present Value (NPV)		**$ 3,784,235**			**$3,674,386**			**$3,614,977**	

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	Jul. 2028			Oct. 2028			Jan. 2029		
Lot Type	Units Available	Lot Price	Sales	Units Available	Lot Price	Sales	Units Available	Lot Price	Sales
50-FF Lot	149	$ 114,297	24	125	$ 116,297	24	101	$ 118,332	24
80-FF Lot	47	$ 176,975	6	41	$ 180,072	6	35	$ 183,224	6
100-FF Lot	12	$ 219,112	1	11	$ 222,947	1	10	$ 226,848	1
Revenue		**$4,024,080**			**$ 4,094,501**			**$ 4,166,155**	
Expenses:									
Amenity Fee		*$ 77,500*			*$ 77,500*			*$ 77,500*	
Marketing Fee		*$ 15,500*			*$ 15,500*			*$ 15,500*	
Tax Expense		*$ (105,947)*			*$ (92,296)*			*$ (78,134)*	
Sales Expense		*$ (60,361)*			*$ (61,418)*			*$ (62,492)*	
Net Income		**$3,950,772**			**$ 4,033,788**			**$ 4,118,529**	
Factor		**0.900207**			**0.867417**			**0.835821**	
Income Net Present Value (NPV)		**$3,556,512**			**$ 3,498,975**			**$ 3,442,353**	

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	Apr. 2029			Jul. 2029			Oct. 2029		
Lot Type	Units Available	Lot Price	Sales	Units Available	Lot Price	Sales	Units Available	Lot Price	Sales
50-FF Lot	77	$ 120,403	24	53	$ 122,510	24	29	$ 124,654	24
80-FF Lot	29	$ 186,430	6	23	$ 189,693	6	17	$ 193,012	6
100-FF Lot	9	$ 230,818	1	8	$ 234,857	1	7	$ 238,967	1
Revenue		**$4,239,063**			**$4,313,247**			**$4,388,728**	
Expenses:									
Amenity Fee		*$ 77,500*			*$ 77,500*			*$ 77,500*	
Marketing Fee		*$ 15,500*			*$ 15,500*			*$ 15,500*	
Tax Expense		*$ (63,449)*			*$ (48,225)*			*$ (32,450)*	
Sales Expense		*$ (63,586)*			*$ (64,699)*			*$ (65,831)*	
Net Income		**$4,205,029**			**$4,293,323**			**$4,383,448**	
Factor		**0.805376**			**0.776040**			**0.747773**	
Income Net Present Value (NPV)		**$3,386,630**			**$3,331,791**			**$3,277,824**	

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	Jan. 2030			Apr. 2030		
Lot Type	Available	Lot Price	Sales	Available	Lot Price	Sales
50-FF Lot	5	$ 126,835	5	-	-	-
80-FF Lot	11	$ 196,390	6	5	$ 199,827	5
100-FF Lot	6	$ 243,149	1	5	$ 247,404	5
Revenue		**$ 2,055,664**			**$ 2,236,156**	
Expenses:						
Amenity Fee		*$ 30,000*			*$ 25,000*	
Marketing Fee		*$ 6,000*			*$ 5,000*	
Tax Expense		*$ (16,107)*			*$ (8,468)*	
Sales Expense		*$ (30,835)*			*$ (33,542)*	
Net Income		**$ 2,044,722**			**$ 2,224,145**	
Factor		**0.720535**			**0.694290**	
Income Net Present Value (NPV)		**$ 1,473,294**			**$ 1,544,201**	

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Total Net Revenue Over ~11 Quarters	***$40,720,686***
Net Present Value (As-Is) at 16% Discount Rate	***$34,585,178***
Rounded	**$34,585,000**

Note: Quarterly discount and appreciation calculations are averaged to the middle of the period.

DISCOUNT CASH FLOW DATA – TAYLOR RANCH PID IMPROVEMENT AREA #1 LOTS (ANNUAL)

	2027			2028		
Lot Type	Starting Units	Lot Price	Sales	Units Available	Lot Price	Sales
50-FF Lot	221	$ 108,500	24	197	$ 113,383	96
80-FF Lot	65	$ 168,000	6	59	$ 175,560	24
100-FF Lot	15	$ 208,000	1	14	$ 217,360	4
Revenue		**$ 3,820,000**			**$ 15,967,600**	
Expenses:						
Amenity Fee		*$ 77,500*			*$ 310,000*	
Marketing Fee		*$ 15,500*			*$ 62,000*	
Tax Expense		*$ (47,990)*			*$ (541,333)*	
Sales Expense		*$ (57,300)*			*$ (239,514)*	
Net Income		**$ 3,807,710**			**$ 15,558,753**	
Factor		**0.993835**			**0.917064**	
Income Net Present Value (NPV)		**$ 3,784,235**			**$ 14,268,368**	

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	2029			2030		
Lot Type	Units Available	Lot Price	Sales	Units Available	Lot Price	Sales
50-FF Lot	101	$ 121,319	96	5	$ 129,812	5
80-FF Lot	35	$ 187,849	24	11	$ 200,999	11
100-FF Lot	10	$ 227,141	4	6	$ 237,363	6
Revenue		**$ 17,063,596**			**$ 4,284,219**	
Expenses:						
Amenity Fee		*$ 300,000*			*$ 40,000*	
Marketing Fee		*$ 60,000*			*$ 8,000*	
Tax Expense		*$ (319,603)*			*$ (32,448)*	
Sales Expense		*$ (255,954)*			*$ (64,263)*	
Net Income		**$ 16,848,039**			**$ 4,235,508**	
Factor		**0.790572**			**0.707291**	
Income Net Present Value (NPV)		**$ 13,319,591**			**$ 2,995,736**	

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Total Net Revenue Over ~4 Years	***$40,450,009***
Net Present Value (As-Is) at 16% Discount Rate	***$34,367,929***
Rounded	**$34,368,000**

Note: Annual discount and appreciation calculations are averaged to the middle of the period

DCF Conclusion (301 Improved 50', 80' and 100' Lots in Improvement Area #1)
Using the Discount Cash Flow analysis on both a quarterly and annual basis suggests the market value for the 301 improved lots in Taylor Ranch PID Improvement Area #1 in a bulk sale transaction would be between $34,585,178 and $34,367,929 which is approximately $217,249 (0.63%) different. Both annual and quarterly DCF analyses have relevance and are a check of reasonableness on each other, but we consider the quarterly analysis to be the more accurate and precise calculation. Thus, we have determined that the **market value for Taylor Ranch PID Improvement Area #1 "Upon Completion" with a Prospective Effective Date of December 1, 2027, for 301 improved lots is $34,585,000 ($114,900/Lot).**

INCOME (SUBDIVISION DEVELOPMENT) APPROACH CONCLUSION
Using the Discount Cash Flow Analysis to determine the net present value as of the expected construction completion date (December 1, 2027), we have determined the following value for Taylor Ranch PID Improvement Area #1 as shown in the table below:

INCOME APPROACH VALUE INDICATION	
Fee Simple Interest, Complete December 1, 2027	
Taylor Ranch PID ***301 Improved Residential Lots in Improvement Area #1***	***$34,585,000 ($114,900/Lot)***

Next, we will consider the market value of the 261.631 acres of land in the Major Improvement Area of Taylor Ranch PID which will consist of 348 paper residential lots (Paper Lots) of various sizes.

VALUATION – PAPER LOTS IN MAJOR IMPROVEMENT AREA

Major Improvement Area (348 Paper Lots on 261.631-AC)
**Note: A paper lot consists of a portion of land with the necessary legal (zoning and platting) and engineering entitlements (site plan approvals) in place but lacking the necessary direct improvements (such as earthwork, erosion control, drainage, retaining walls, and landscaping in addition to lacking direct access from a paved street and utilities) to develop a lot with a residence. The paper lots have access to utilities stubbed nearby and have a status between raw ground and a fully developed lot upon which home construction can begin.*

Cost Approach
The Cost Approach is the most appropriate method of valuing paper residential lots. We concluded the paper lot value by conducting the following steps:

- Estimate the value of the underlying land (*Sales Comparison Approach used here*)
- Gather hard and soft costs associated to develop the raw ground to paper lot status which includes engineering, zoning costs, and any infrastructure to the site
- Apply appropriate entrepreneurial incentive that a developer would expect to undertake the project
- Subtract depreciation from the project
- Add in the value of the underlying land

Income Approach
Since paper lots are not yet improved to a state where they are available for sale to builders or other end users, the Income Approach is not applicable for the Major Improvement Area and was not developed.

Sales Comparison Approach
Sales of paper lots are relatively infrequent in the market. Our due diligence could not uncover sufficient reliable sales to develop the Sales Comparison Approach for the paper lots, so we did not develop this approach for the residential paper lots in the Major Improvement Area. Aspects of the Sales Comparison Approach were utilized to determine the market value of the vacant land prior to any development.

Use of the approaches for the valuation of the paper lots on 261.631 acres in the Major Improvement Area is summarized as follows:

Approach	***Applicability to Subject***	***Use in Assignment***
Cost Approach	*Appropriate Since the Paper Lots will be Improved from an Undeveloped State*	*Utilized*
Income (Subdivision Development) Approach	*Not Appropriate Since the Land is Not Utilized to Generate Income and Land is Not Yet Developed*	*Not Utilized*
Sales Comparison Approach	*Aspects Used to Determine the Value of the Land Prior to Development*	*Partially Utilized*

COST APPROACH: PAPER LOTS IN MAJOR IMPROVEMENT AREA

The Cost Approach is based on the principle of substitution, which states that a prudent buyer would not pay more for a property than the cost to acquire a similar site and construct the equivalent improvements without undue delay. This approach is most beneficial when appraising a proposed or recently developed project. The methodology provides information that contrasts with information from the income capitalization and sales comparison approaches. It allows the appraiser to address the feasibility and highest and best use issues inherent in new construction.

The Cost Approach include three basic elements:

1) Land Value – Raw Land Sales
2) Reproduction Cost – Engineering, Platting, Zoning, Major Improvements/Development Costs
3) Accrued Depreciation

Taylor Ranch PID has a total of 491.423-AC in size. Thus far in our analysis, the 301 improved single-family residential lots in Improvement Area #1 (on 229.792-AC) has been separately valued. This leaves approximately 261.631-AC for the 348 paper lots in the Major Improvement Area.

NOTE: A paper lot consists of a portion of land with the necessary legal (zoning and platting) and engineering entitlements (site plan approvals) in place but lacking the necessary direct improvements (such as earthwork, erosion control, drainage, retaining walls, and landscaping in addition to lacking direct access from a paved street and utilities) to develop a lot with a residence. The paper lots have access to utilities stubbed nearby and have a status between raw ground and a fully developed lot upon which home construction can begin.

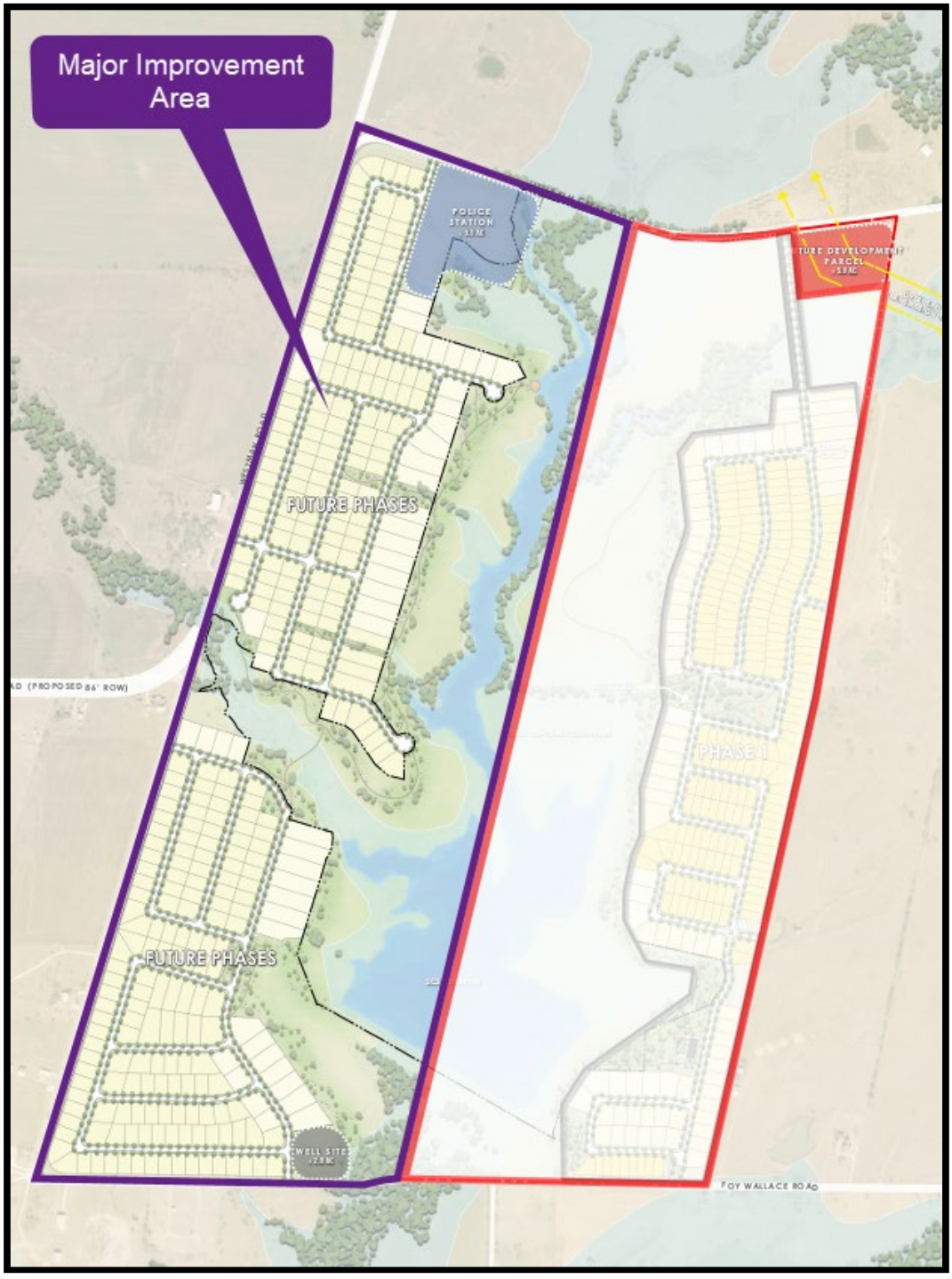
The first step in the Cost Approach is to develop a value opinion of the underlying land involved. The land valuation is really a separate appraisal of the land of the subject property, under the assumption that no improvement has been performed. Therefore, we have elected to treat the site valuation as a separate component of the appraisal process. After we reach an opinion of value for the subject site, that value will be transferred to the calculation of the Cost Approach in the following section of this report.

We have utilized the Sales Comparison Approach to determine the market value of the land. Based on research, buyers in the market typically rely heavily on the following unit of comparison for land valuation of over 50 acres:

Sales Price Per Acre - *This number is obtained by dividing the sale price by the overall acreage of the land*

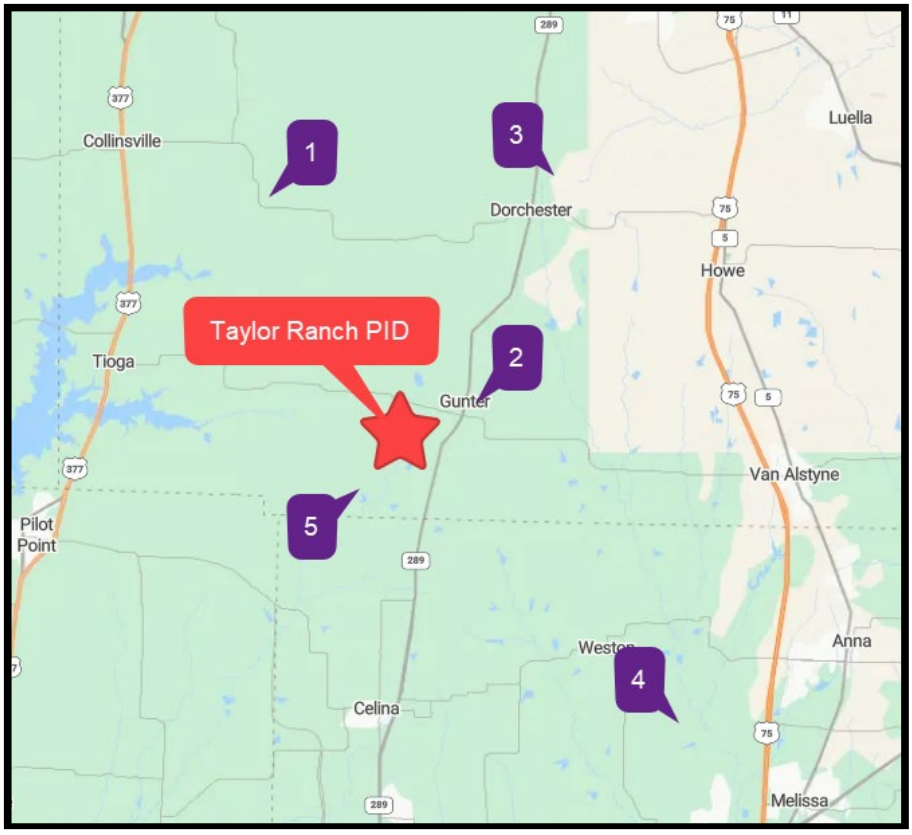
An exhibit of the Major Improvement Area is shown on the following page followed by a map of the subject property with similar, nearby, recent comparable sales is shown below, in addition to a summary of the land sales. Following the map and table there is an adjustment grid as well as an analysis explaining how we adjusted the comparable sales to arrive at a value indication for the subject site's land. Comparable sale data sheets follow the comparable sale map.

MAP OF THE MAJOR IMPROVEMENT AREA 261.631-AC*



**Improvement Area #1 Land is 229.792-AC and is separately valued.*

COMPARABLE LAND SALES MAP; PAPER LOT LAND (MAJOR IMPROVEMENT AREA)



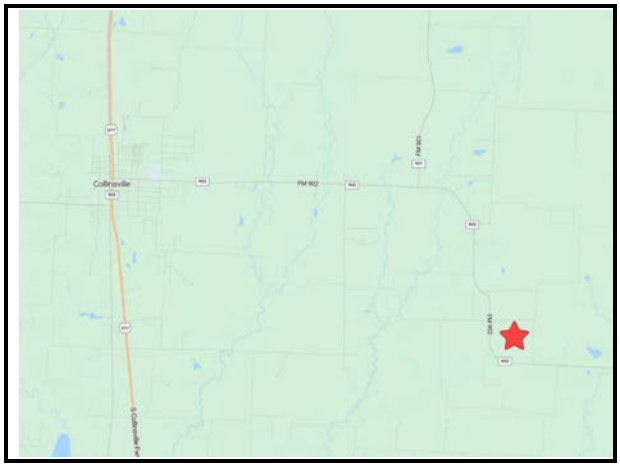
Subject: Taylor Ranch PID, Gunter, TX – Paper Lot Land

The land sales incorporated in this analysis occurred since 8/24/2023. A sufficient number of recent sales of comparable tracts were available within the subject's market area. Data on each of the sales, including sales price, was confirmed with sources considered to be reliable. The following table indicates the land values for each comparable:

SUMMARY OF VACANT LAND SALES - TAYLOR RANCH PID - PAPER LOT LAND							
Sale	**Location**	**City**	**Sale Date**	**Zoning**	**Sale Price**	**Size (AC)**	**$/AC**
1	105.616-AC on FM 902	Unincorporated Grayson County	8/24/2023	None	$3,379,712	105.616	$32,000
2	66.380-AC on E FM 121	Gunter	12/5/2024	PD	$4,750,000	66.380	$71,558
3	88.980-AC on Taylor Road	Dorchester	10/24/2023	None	$3,022,838	88.980	$33,972
4	205.000-AC on County Road 206	Anna ETJ	10/25/2023	None	$10,835,715	205.000	$52,857
5	Platinum Ranch PID	Gunter	6/10/2025	PD	$104,223,360	1,715.332	$60,760
Subject	**Taylor Ranch PID MIA**	**Gunter**	**N/A**	**PD**	**N/A**	**261.631**	**N/A**

LAND SALE COMPARABLE 1

Comparable 1 Aerial

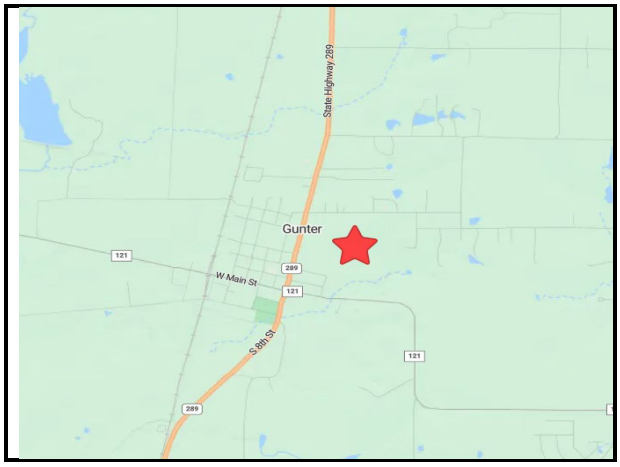


Comparable 1 Map

Land Sale Comparable 1				
Property Information				
Property Name	105.616-AC on FM 902			
Property Class	Land			
Address	Southwest Quadrant of Burgin Road and Minnis Road, Unincorporated Grayson County			
County	Grayson			
Property Type	Undeveloped Acreage			
Site Information				
Site Size	3,875,969	SF	105.616	Acres
Zoning Code	No City Zoning			
Shape	Irregular			
Topography	Gently Sloping; 100% Zone X			
Available Utilities	Only Electric			
Transaction Information				
Sale Status	Closed			
Sale Date	8/24/2023			
Seller	Vannoy Dickey Maxk Estate and Vannoy Brian and Vannoy Michael			
Buyer	WCJH 902, LLC			
Sale Price	$3,379,712			
Price per SF Land	**$0.87**			
Price per Acre	**$32,000**			
Comment	Overhead Powerline Easement			

LAND SALE COMPARABLE 2

Comparable 2 Aerial

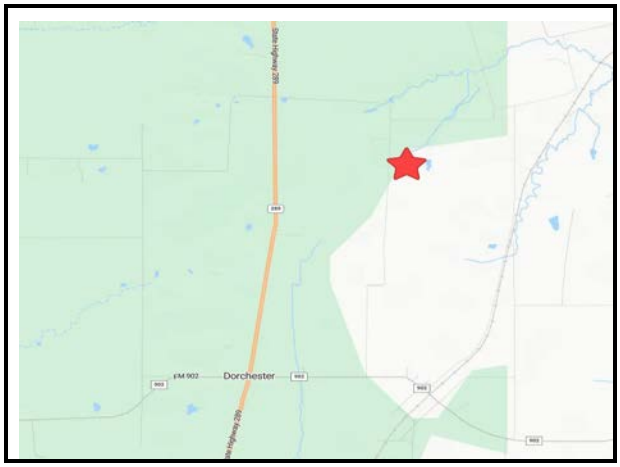


Comparable 2 Map

Land Sale Comparable 2				
Property Information				
Property Name	66.380-AC on E FM 121			
Property Class	Land			
Address	TBD East Farm-to-Market 121, Gunter			
County	Grayson			
Property Type	Undeveloped Acreage			
Site Information				
Site Size	2,891,513	SF	66.380	Acres
Zoning Code	Planned Development			
Shape	Irregular			
Topography	Gently Sloping; 90% Zone X and 10% Zone A			
Available Utilities	Only Electric			
Transaction Information				
Sale Status	Closed			
Sale Date	12/5/2024			
Seller	Autry John E Etal			
Buyer	Fraser Gunter 66, LLC			
Sale Price	$4,750,000			
Price per SF Land	**$1.64**			
Price per Acre	**$71,558**			
Comment	No Easements			

LAND SALE COMPARABLE 3

Comparable 3 Aerial

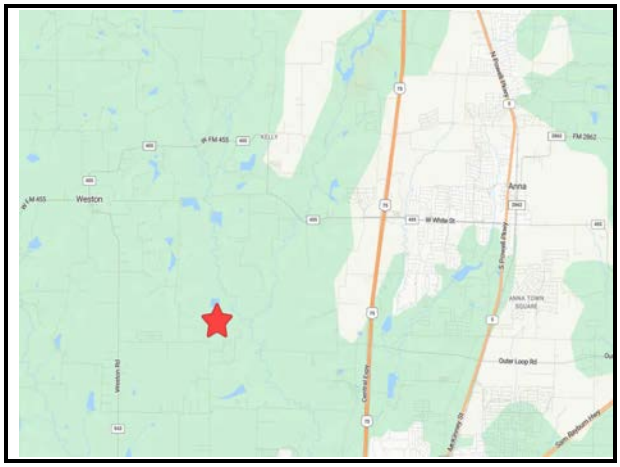


Comparable 3 Map

Land Sale Comparable 3				
Property Information				
Property Name	88.980-AC on Taylor Road			
Property Class	Land			
Address	Southeast Quadrant of Colonel Hall Road and Taylor Road, Dorchester			
County	Grayson			
Property Type	Undeveloped Acreage			
Site Information				
Site Size	3,875,969	SF	88.980	Acres
Zoning Code	No City Zoning			
Shape	Rectangular			
Topography	Gently Sloping; 100% Zone X			
Available Utilities	Electric and Water, No Sewer or Gas			
Transaction Information				
Sale Status	Closed			
Sale Date	10/24/2023			
Seller	Thomas Bela and Neelankal Cherian and Cherian Kunjamma			
Buyer	Shi Jiaqiang Etux Yanling Yang and Laptain, LLC			
Sale Price	$3,022,838			
Price per SF Land	**$0.78**			
Price per Acre	**$33,972**			
Comment	No Easements			

LAND SALE COMPARABLE 4

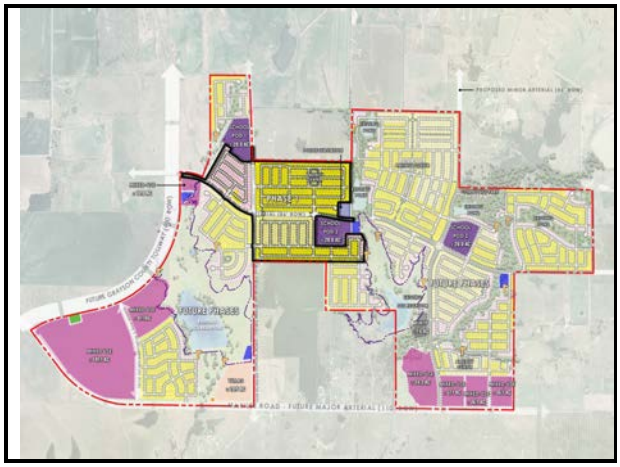
Comparable 4 Aerial



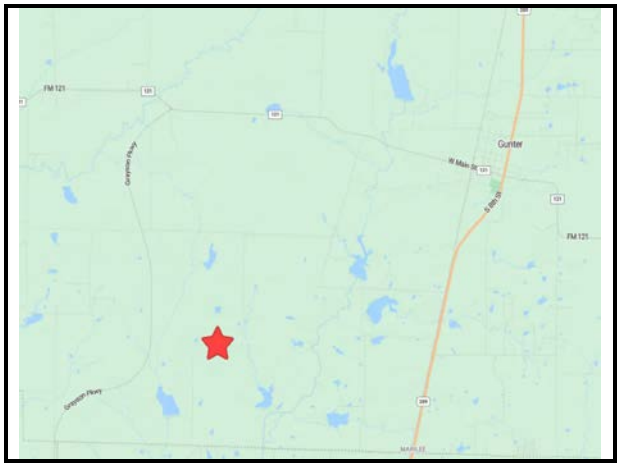
Comparable 4 Map

Land Sale Comparable 4				
Property Information				
Property Name	205.000-AC on County Road 206			
Property Class	Land			
Address	2200 Polaris Road, Celina			
County	Collin			
Property Type	Undeveloped Acreage			
Site Information				
Site Size	8,929,800	SF	205.000	Acres
Zoning Code	No City Zoning			
Shape	Irregular			
Topography	Gently Sloping; 85% Zone X and 15% Zone A			
Available Utilities	Co-Op Water and Electric			
Transaction Information				
Sale Status	Closed			
Sale Date	10/25/2023			
Seller	Kilpatrick Family Partners LTD			
Buyer	Anna 205, LLC			
Sale Price	$10,835,715			
Price per SF Land	**$1.21**			
Price per Acre	**$52,857**			
Comment	Sold for Land Value; Powerline Easement (non-impactful for development)			

LAND SALE COMPARABLE 5



Comparable 5 Aerial



Comparable 5 Map

Land Sale Comparable 5				
Property Information				
Property Name	Platinum Ranch PID			
Property Class	Land			
Address	North line of Marilee Road and the south line of Stiff Chapel Road, Gunter			
County	Grayson			
Property Type	Undeveloped Acreage			
Site Information				
Site Size	74,719,862	SF	1715.332	Acres
Zoning Code	Planned Development			
Shape	Irregular			
Topography	Gently Sloping; Zone X & Zone A			
Available Utilities	All Avaliable			
Transaction Information				
Sale Status	Closed			
Sale Date	6/10/2025			
Seller	Tollway Preston Crossing LP ETAL; Gauranga Platinum Ranch LLC			
Buyer	MM Platinum Ranch, LLC; MM Platinum West LLC; MM Platinum East, LLC			
Sale Price	$104,223,360			
Price per SF Land	**$1.39**			
Price per Acre	**$60,760**			
Comment	No Easements			

COMPARABLE SALES ADJUSTMENT GRID – PAPER LOTS IN MAJOR IMPROVEMENT AREA

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
	Taylor Ranch PID MIA	105.616-AC on FM 902	66.380-AC on E FM 121	88.980-AC on Taylor Road	205.000-AC on County Road 206	Platinum Ranch PID
	Gunter	Unincorporated Grayson County	Gunter	Dorchester	Anna ETJ	Gunter
Transactional Adjustments						
Sales Price/AC		$32,000	$71,558	$33,972	$52,857	$60,760
Property Rights		0%	0%	0%	0%	0%
Sales Price/AC		$32,000	$71,558	$33,972	$52,857	$60,760
Financing Terms		0%	0%	0%	0%	0%
Sales Price/AC		$32,000	$71,558	$33,972	$52,857	$60,760
Conditions of Sale		0%	0%	0%	0%	0%
Sales Price/AC		$32,000	$71,558	$33,972	$52,857	$60,760
Expenditures After Purchase		0%	0%	0%	0%	0%
Sales Price/AC		$32,000	$71,558	$33,972	$52,857	$60,760
Market Conditions		+9%	+6%	+8%	+8%	+5%
ADJUSTED Price/AC:		$34,880	$75,851	$36,690	$57,086	$63,798
Physical Adjustments						
Location/Access	Southeast Quadrant of Little Elm Creek Road and Westman Road	+4%	0%	+2%	-5%	0%
Size	261.631-AC	-4%	-6%	-5%	0%	+8%
Topography/Floodplain	Gently Sloping; Flood Zone X & A	-20%	-12%	-20%	-12%	-6%
Utilities	All in Vicinity	+8%	+8%	+6%	+6%	0%
Easements/Encumbrances	None	+2%	0%	0%	0%	0%
Land Use/Zoning	Planned Development	+10%	0%	+10%	+10%	0%
Total Net Physical Adj. After Financial Adj.		0%	-10%	-7%	-1%	+2%
ADJUSTED Price/AC:		$34,880	$68,266	$34,122	$56,515	$65,074
SUMMARY OF COMPARABLE VALUES						
Value Range/AC		$34,122	to	$68,266		
Mean			$51,771/AC			
Median			$56,515/AC			
Unit Value/SF			$1.19/SF			
Value Indication/AC			$52,000/AC			
Conclusion (Rounded)			*13,605,000 ($52,000/AC, $1.19/SF)*			

ANALYSIS OF THE SALES – PAPER LOT LAND IN MAJOR IMPROVEMENT AREA

Our research of sales comparables leads us to the determination that there are ample comparable sales within the last three years involving similar land sales within the subject's general competing area that could reliably and reasonably be verified through our due diligence. The comparable sales for the subject property's land that are utilized had unadjusted sales prices ranging from $32,000 to $71,558 per acre, and sizes ranging from approximately 66.38-AC to 1,715.33-AC.

Data on each of the sales, including sales price, was confirmed with sources considered reliable. Based on analysis of this data and other pertinent information obtained in our research, the following pages are a discussion of the factors which were found to exhibit significant influence on property values in this market.

Factors to be Considered and Summary of Adjustments

Financial Adjustments

Property Rights Conveyed
This adjustment considers the difference in sales price of properties sold in Fee Simple estate or in Leased Fee estate and the effect of any existing leases on the sales price of the property. All the sales involved Fee Simple interests being transferred. Thus, no adjustments were applicable for this factor.

Cash Equivalency
All sales were cash or equivalent, thus an adjustment for this item was not necessary.

Conditions of Sale
This adjustment reflects the motivations of the buyer and seller, i.e., assemblage, distress sale, reduced prices from family purchase, or purchase by adjacent landowners. All the sales were considered arms-length transactions, with no conditions perceived which would indicate a sale without profit motive, and no adjustments for Conditions of Sale were considered necessary.

Changing Market Conditions
This adjustment accounts for changing market conditions over a period. These adjustments are necessary to correct for changes in value over time due to market factors such as supply and demand, and economic factors such as inflation. We have applied an adjustment of +2% year-over-year (YoY), which is a 0.17% month-over-month (MoM) positive adjustment for Market Conditions to Sales 1-5, which resulted in positive adjustments ranging from +5% to +9%. In North Texas specifically, the market appears to be strengthening as population growth, continued immigration, and expanding employment centers support long-term demand fundamentals.

Physical Adjustments

Location/Access

The type and density of surrounding development was examined for each sale. In addition, locations with proximity to business and retail centers were also considered. Properties located in close proximity to densely developed areas tend to sell for higher prices than properties which are in less developed locations. This site is located in the southwestern part of Grayson County. The area around the subject property is mostly rural, with a new housing development underway nearby. The immediate vicinity of the subject property is primarily undeveloped rural land, which is advantageous for a residential subdivision; however, it is relatively far from the Dallas-Fort Worth CBD. We have made the following adjustments for Location/Access:

- Sale 1: Inferior; located in Unincorporated Grayson County with inferior access to commercial developments and is further removed from the DFW Metroplex; Adjusted +4%
- Sale 2: Similar; located in the Gunter with similar access to commercial developments and a similar distance from the DFW Metroplex; Adjusted 0%
- Sale 3: Inferior; located in the Dorchester with inferior access to commercial developments and further removed from the DFW Metroplex; Adjusted +2%
- Sale 4: Superior; located in Anna ETJ with superior access to commercial developments and a closer distance from the DFW Metroplex; Adjusted -5%
- Sale 5: Similar; located in Gunter with similar access to commercial developments and a similar distance from the DFW Metroplex; Adjusted 0%

Size

Typically, the larger the tract the lower the unit price. The converse also tends to be true. Land sales analyzed on an area-wide basis tend to indicate a ±3% to ±10% price premium for each halving/doubling of size, for tracts within the size range of those compared herein. A +3% doubling factor would appear reasonable for the size range of the sales utilized in this analysis. We have made the following adjustments for Size (based on 261.631-AC):

- Sale 1: Smaller; 105.616 acres; Adjusted -4%
- Sale 2: Smaller; 66.380 acres; Adjusted -6%
- Sale 3: Smaller; 88.980 acres; Adjusted -5%
- Sale 4: Similar; 205.000 acres; Adjusted 0%
- Sale 5: Larger; 1,715.332 acres; Adjusted +8%

Topography/Floodplain

Topography conditions included are land contours, grades, drainage adequacies, and general physical usability. Land that is heavily wooded would likely be more costly to develop than a site that was cleared and ready for development. Taylor Ranch PID is irregular-shaped, is mostly cleared outside of flood zones, has gently sloping topography, and ~60% located in Flood Zone X (an area of minimal flood hazard) and ~40% located in Flood Zone A (within 100-year floodplain) according to Map 48181C0500F dated September 29, 2010. We have made the following adjustments for Topography/Floodplain:

- Sale 1: Superior; has gently sloping topography, partially treed, and is 100% within Unshaded Zone X; Adjusted -20%
- Sale 2: Superior; has gently sloping topography, heavily treed, and ~90% within Unshaded Zone X and ~10% within Shaded Zone A; Adjusted -12%
- Sale 3: Superior; has gently sloping topography, partially treed, and is 100% within Unshaded Zone X; Adjusted -20%
- Sale 4: Superior; has gently sloping topography, partially treed, and ~85% within Unshaded Zone X and ~15% within Shaded Zone A; Adjusted -12%

- Sale 5: Superior; has gently sloping topography, partially treed, and ~60% within Unshaded Zone X and ~40% within Shaded Zone A; Adjusted -6%

Utilities
The availability of utilities is a major factor in the development of any property. If a site has no utility service or cannot acquire access, it is virtually impossible to develop. All utilities are available for the subject property (electricity, water, sewer, and gas). The following adjustments are made to the comparable sales for Utilities:

- Sale 1: Inferior; has access to electricity, but no water, sewer, or gas; Adjusted +8%
- Sale 2: Inferior; has access to electricity, but no water, sewer, or gas; Adjusted; +8%
- Sale 3: Inferior; has access to electricity and water, but no sewer or gas; Adjusted; +6%
- Sale 4: Inferior; has access to electricity and water, but no sewer or gas; Adjusted; +6%
- Sale 5: Similar; has access to electricity and water, sewer, and gas; Adjusted 0%

Easements/Encumbrances
Land that has limitations on use caused by negative easements or encumbrances is reduced in market value. For instance, if a property has a powerline easement that runs through the property and restricts development, that property will tend to have a lower market value than an equivalent property without a powerline easement. Based on the survey provided, the major improvement area contains a soil conservation service easement that runs along the lake on the property. Since this area lies within a designated flood zone where development is already prohibited, the easement does not impose any additional restrictions. There are no other known easements that would restrict the development of the subject property. Sale one has an overhead powerline easements located at the northwest corner of the property, which would have some impact on development, therefore, and adjustment of +2% is made for easement/encumbrances. Sales 2-5 do not have any easements that would be detrimental for development, therefore a 0% adjustment was made for Sales 2-5 for Easements/Encumbrances.

Land Use/Zoning
The subject property is designated as Planned Development (PD) by the City of Gunter, specifically for single-family residential use. This zoning classification permits the creation of single-family residential lots. At this stage, the land possesses entitlement rights for development, increasing its value compared to vacant agricultural land not within the city with no zoning. The entitlements provided by the PD classification elevate the property's value beyond that of unzoned raw land.

Sales 1, 3, and 4 were sold as raw land that requires entitlements to be developed to their highest and best use. Based on the time, coordination, and expense that Sales 1, 3, and 4 must endure to receive entitlement, we have adjusted them each positively +10% for Land Use/Zoning. Sales 2 and 5 have PD zoning, that allows for residential-use development, which is similar to the subject and has similar entitlement rights, therefore, an adjustment of 0% was made for Sales 2 and 5.

LAND VALUE CONCLUSION FOR 261.631-AC LAND IN THE MAJOR IMPROVEMENT AREA
After adjustments, the land sales indicate a range of values for the subject site from $34,122 to $68,266 per acre, with an average of $51,771/AC and a median of $56,515/AC. Similar emphasis was given to all sales. Thus, the value of the subject is correlated in the middle portion of the ranges. **The subject site is valued at $52,000/AC, totaling $13,604,812, rounded to $13,605,000** for the land in the Major Improvement Area as shown in the following chart:

LAND VALUE SUMARY TAYLOR RANCH PID MIA		
Land Area (Acres)	**Land Value/Acre**	**Land Value**
261.631	$52,000	$13,604,812
	Rounded:	***$13,605,000 ($52,000/AC, $1.19/SF)***

Next, we will continue the Cost Approach to analyze the Development Costs associated within the Major Improvement Area.

COST APPROACH – PAPER LOTS IN MAJOR IMPROVEMENT AREA (CONTINUED)

Replacement cost is the current cost of replacing the improvement with one having equal utility or able to perform the same economic function:

1. It could be the cost of acquiring an equally desirable substitute, or
2. The cost to replace, with a property having an equivalent utility, which may or may not be a replica, or
3. The replacing or remodeling of parts of a structure to maintain it in its highest and best use and operating condition.

This term generally is used to indicate: The present cost of replacing the improvements with improvements of equivalent utility, considering modern materials and construction methods.

NOTE: The appraisers have been provided with detailed construction development costs provided by KFM Engineering & Design (Professional Engineer) who have worked with the developer on development costs necessary for the Water System, Wastewater System, Storm Drain System, Earthwork, Erosion Control, and Roadway & Street Paving. We have confirmed the utilized cost through discussions with the client and concluded they are reasonable and credible for developing Taylor Ranch PID Major Improvement Area based on our experience reviewing costs from other PIDs. Further, we have utilized an Extraordinary Assumption that the development costs are accurate as of the effective date of the report. Use of this Extraordinary Assumption has affected assignment results.

Detailed costs for each area were provided by KFM Engineering & Design for Taylor Ranch PID are found on the following page. The portion concerning the Major Improvement Area totals **$2,264,202**:

KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST

Project Name: Taylor Ranch
Client Name: Centurion American
City: Gunter, Grayson County, Texas

Date: March 26, 2026
Project Number: 01.0028.074
Acreage: 497.5
Lots: 301

TAYLOR RANCH PID OPC SUMMARY

	PID Direct Single Family Phase 1	Private Single Family Phase 1	Master Infrastructure	TOTAL
Water (Single Family)	$ 950,909	$ -	$ 472,804	$ 1,423,713
Wastewater (Single Family)	$ 2,491,961	$ -	$ -	$ 2,491,961
Storm Drain System Cost	$ 1,796,082	$ -	$ -	$ 1,796,082
Roadway and Paving Cost	$ 4,153,991	$ -	$ 417,867	$ 4,571,858
Dry Utility Cost	$ -	$ 451,500	$ -	$ 451,500
Earthwork and E&S Cost	$ 268,464	$ 1,694,800	$ 382,548	$ 2,345,812
SUM OF CONSTRUCTION COSTS	**$ 9,661,407**	**$ 2,146,300**	**$ 1,273,219**	**$ 13,080,926**
Contingency	$ -	$ -	$ -	$ -
SUB-TOTAL	**$ 9,661,407**	**$ 2,146,300**	**$ 1,273,219**	**$ 13,080,926**
Engineer, Survey Fees	$ 676,298	$ 171,704	$ 101,858	$ 949,860
CM/PM & Material Testing Fees (2%)	$ 193,228	$ 42,926	$ 25,464	$ 261,619
Inspection Fee, Bonds, etc.	$ 289,842	$ 107,315	$ 63,661	$ 460,818
District Formation Fees	$ -	$ -	$ 800,000	$ 800,000
TOTAL COST:	**$ 10,820,776**	**$ 2,468,245**	**$ 2,264,202**	**$ 15,553,222**

Assumptions:

- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter & Grayson County or additional governing authorities.
- This OPC is based on the construction drawings for Taylor Ranch dated July 2023.
- This OPC does not include costs for Landscape & Hardscape cost.
- Wastewater pipe sizes are based off of minimum allowable slope to provide a minimum velocity of 2 fps.
- The OPC does not include any miscellaneous costs for permits, platting, fees (impact, planning, etc.), or any other process or procedure required by the City of Gunter or additional governing authorities.
- This OPC does not include Regional Utility costs.
- This OPC does not account for impact fee credits, these will be finalized in Mustang SUD NSA discussions.

This Engineer's opinion of probable cost is made on the basis of the Engineer's experience and best judgment as a design professional. This opinion of probable cost does not include city fees; such as easement acquisition, permits, and application fees among others. It must be recognized that any evaluation of work to be performed to construct this project must be by necessity and is speculative in nature until completion of its actual detailed design. In addition the Engineer has no control over the cost of labor, materials or services to be furnished by others or over market conditions. Accordingly, Knight, Fowler & Millsap, LLC. cannot guarantee that actual costs will not vary from the opinions expressed herein.

Depreciation is defined as loss in capital value from any cause. It is employed in this report in estimating the difference in the present-day value of the improvements and the cost of new replacement. The three major types of accrued depreciation are:

Physical Deterioration
Physical deterioration is loss in value from actual physical causes and measured either as curable or incurable. The curable items are measured by the actual cost to replace or repair the component parts. The incurable portion is estimated by virtue of an observed condition or ascertaining the used portion by the best estimate of the appraiser. Curable physical deterioration, also referred to as deferred maintenance, is caused by normal wear and tear that should be corrected immediately or, is necessary to keep rents at market levels. The cost of curing the condition and bringing the property to a satisfactory and functioning condition is generally the measure of deferred maintenance.

Note: As the subject property is a newly proposed development, there is no physical deterioration to consider.

Functional Obsolescence
Functional obsolescence is loss in value from conditions existing within the property which make the property inadequate or less desirable to the typical prudent purchaser. It, too, may be curable or incurable. Incurable obsolescence is normally measured by the loss in income which may accrue to the property by reason thereof.

Note: The proposed development is considered to be of desirable size and functional design for demand from typical users in this market. There is no indication of functional obsolescence for this property.

External Obsolescence
According to the Dictionary of Real Estate Appraisal, Fifth Edition, external obsolescence is *"an element of depreciation; a diminution of value caused by negative externalities and generally incurable on the part of the owner, landlord, or tenant."*

External obsolescence is considered to be the loss in value of a property resulting from the influence of negative forces not inherent with the property. It can be caused by the exertion of detrimental external forces upon the neighborhood or property itself. Other examples are noise from nearby expressways or airports, excessive taxes, special assessments or certain other governmental actions, or the infiltration of inharmonious groups or land uses.

This form of obsolescence is rarely, if ever, curable. The measure of this form of obsolescence is the capitalized value of the rental loss due to the condition. Care must be exercised to charge against the improvements only the pro-rata amount of the indicated loss represented by the improvements to total property value ratio. In other words, if the land value already reflects the condition, the rent loss attributable only to the improvements should be capitalized.

Note: As the proposed subdivision is in an area in the growth cycle with demand for residential development spurred by high demand, there is no depreciation for external obsolescence.

As indicated earlier, the proposed improvements represent the current Highest and Best Use of the site "as proposed." As such, the following is a discussion of cost and depreciation components used in arriving at a value for the subject via the Cost Approach.

Development Cost Estimate
Base costs for the major building improvements are estimated from the owner's cost estimate and compared to the Marshal Valuation Service (MVS) Cost Guide.

Base Building Cost
The client provided the appraisers with the contractor's construction cost estimate. The estimated building costs is **$2,264,202 which does include total cost with contingencies and fees**.

Entrepreneurial Incentive
According to The Dictionary of Real Estate Appraisal, Fifth Edition, entrepreneurial incentive is defined as *"the amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement."* Typically, the range of 10-20% of cost is used for this category with higher percentages are typical when a development involves more risk. In general, subdivision developers are categorized as higher risk than other real estate endeavors due to the high degree coordination that takes place over several years. Within the span of those years numerous market changes are likely to occur. We are using **15%** for the purpose of this analysis as residential development tends to be risker and thus a higher profit is expected from participants totaling **$339,630**.

Depreciation: Defined as loss in capital value from any cause. It is employed in this report in estimating the difference in the present-day value of the improvements and the cost of new replacement. The three major types of accrued depreciation are as follows:

Physical Deterioration
This is a loss in value from actual physical causes and measured either as curable or incurable. The curable items are measured by the actual cost to replace or repair the component parts. The incurable portion is estimated by virtue of an observed condition or ascertaining the used portion by the best estimate of the appraiser. Curable physical deterioration, also referred to as deferred maintenance, is caused by normal wear and tear that should be corrected immediately or is necessary to keep rents at market levels. The cost of curing the condition and bringing the property to a satisfactory and functioning condition is generally the measure of deferred maintenance.

Short-Life Physical Deterioration
The depreciation estimate for short-life items can be divided into two categories; "Curable" and "Incurable." *Curable physical deterioration*, also referred to as deferred maintenance, is caused by normal wear and tear that should be corrected immediately or is necessary to keep rents at market levels. The cost of curing the condition and bringing the property to a satisfactory and functioning condition is generally the measure of deferred maintenance. The subject property has no deferred maintenance. Therefore, no charge will be considered in our analyses. *Incurable Short-Life deterioration* is also attributable to normal wear and tear but is generally unfeasible or uneconomical to repair. Typically, this charge is estimated on an age/life method and is based on observed condition. The subject improvements are proposed and are considered to be in new condition with no physical deterioration.

Physical Deterioration: Incurable Long-Life
Prior to calculating incurable long-life depreciation, the replacement cost new of short-life items is subtracted. The subject improvements are proposed and are considered to be in new condition with no physical deterioration.

External Obsolescence
According to the Dictionary of Real Estate Appraisal, Fifth Edition, external obsolescence is *"an element of depreciation; a diminution of value caused by negative externalities and generally incurable on the part of the owner, landlord, or tenant."*

External obsolescence is considered to be the loss in value of a property resulting from the influence of negative forces not inherent with the property. It can be caused by the exertion of detrimental external forces upon the neighborhood or property itself. Other examples are noise from nearby expressways or airports, excessive taxes, special assessments or certain other governmental actions, or the infiltration of inharmonious groups or land uses.

This form of obsolescence is rarely, if ever, curable. The measure of this form of obsolescence is the capitalized value of the rental loss due to the condition. Care must be exercised to charge against the improvements only the pro-rata amount of the indicated loss represented by the improvements to total property value ratio. In other words, if the land value already reflects the condition, the rent loss attributable only to the improvements should be capitalized. There is not considered to be any measurable external obsolescence present.

Cost Approach Assumptions
The following assumptions will affect our Cost Approach value conclusions:

1) Developer construction cost estimates provided by KFM Engineering & Design are accurate and reflect all associated costs (as of the effective date) to construct the development – *Utilizing Extraordinary Assumption*
2) Entrepreneurial incentive is considered to be **15%** which is the market rate incentive a developer would expect to undertake the risk associated with a subdivision development such as the subject property. Typically, developer budget 30-40% for profit; however, after unexpected contingencies profits are often 20-25%.
3) The value of the underlying land as of the report date is **$13,605,000.** We are not factoring in any increases prior to the Effective Date of December 1, 2027 for the Major Improvement Area.

COST APPROACH VALUE CONCLUSION
Again, the indicated property value determined by the Cost Approach is derived by the following equation:

Property Value = Land Value + (Cost New less Accumulated Depreciation)

With our assumptions in place, as well as the developer construction costs provided by a state licensed third party (KFM Engineering & Design, the Professional Engineers) and based on the forgoing analysis, the chart on the following page recaps and illustrates the calculations used in forming an opinion of value via the Cost Approach for the Major Improvement Area:

Cost Approach - Taylor Ranch PID (348 Paper Lots)		
Total Build Cost		
Development Costs	$	2,264,202
Plus: Entrepreneurial Incentive (15%)	$	339,630
Less Depreciation		
Physical Curable/Incurable	$	-
Functional Obsolescence	$	-
External Obsolescence	$	-
Total Accrued Depreciation	$	-
Plus: Land (261.631 Acres)	$	13,605,000
Indicated Total Value	**$**	**16,208,832**
Total Value Rounded	***$***	***16,208,800***

Thus, as of substantial completion date, December 1, 2027, for the development of the Major Improvements within the Major Improvement Area with ~261.631-acres, the value conclusion (rounded) of the 348 residential paper lots utilizing the Cost Approach for Taylor Ranch PID is $16,208,800 ($46,500/Paper Lot).

RECONCILIATION AND FINAL VALUE CONCLUSION

The Appraisal of Real Estate, Fourteenth Edition, copyright 2013, pages 641-642, published by the Appraisal Institute states,

"Resolving the differences among various value indications is called reconciliation…. The final value opinion is not the average of the different value indications derived. No mechanical formula is used to select one indication over the others…Final reconciliation relies on proper application of appraisal techniques and the appraiser's judgment."

Three approaches to value are recognized in the appraisal profession (Sales Comparison Approach, Cost Approach, and Income Approach). All three approaches were analyzed as part of the scope of work of this assignment. A summary of each approach follows:

Cost Approach
The Cost Approach provides information that contrasts with information from the Income and Sales Comparison Approaches. It allows the appraiser to address the feasibility and highest and best use issues inherent in new construction. This approach is most beneficial when appraising a proposed or recently built project and is typically used when units make up a substantial portion of the entire project.

Since the improved single-family residential lots in Taylor Ranch PID will be constructed in phases over several years, the Cost Approach is not appropriate and thus was not utilized to value the improved lots in Improvement Area #1. This approach is most beneficial when appraising a proposed or recently built project and is typically used when developed units make up a substantial portion of the entire project.

We utilized the Cost Approach to value the 348 Paper Lots on ~261.631 acres in the Major Improvement Area. The Cost Approach utilizes aspects of the Sales Comparison Approach to determine the underlying value of the land. Cost figures provided by KFM Engineering & Design, Professional Engineers, were included, and we considered entrepreneurial incentive before adding in the value of the underlying land to determine the value of the property when major public infrastructure is included.

The first step in the Cost Approach is determining the land value for the subject property. In order to do the Cost Approach, the land value is determined using the Sales Comparison Approach of similar vacant land in the subject's market area. The Sales Comparison Approach for the subject's land within the MIA was concluded at **$13,605,000**. The development costs were calculated at **$2,264,202**. **Thus, the value conclusion utilizing the Cost Approach for Taylor Ranch PID Major Improvement Area is $16,208,800 ($46,500/Lot).**

Income (Subdivision Development) Approach
For the improved residential lots, the Income (Subdivision Development) Approach applied in subdivision analysis simulates what occurs in a bulk sale where one buyer purchases the bulk of the lots at a discount. Income capitalization is the primary method used in subdivision valuation because value is determined by future sales over time. Along with discounted cash flow analysis, income capitalization directly measures differences in present value based on future cash flow projections. This approach provides a direct measure of the market value or wholesale value of a group of lots or units, which is different from the sum of the retail lot prices.

Since one of the problems to be solved is to determine the bulk sale value of 301 improved residential lots in Taylor Ranch PID within Improvement Area #1, as of the substantial completion date, the Income Approach is appropriate and was developed. **Through Discounted Cash Flow Analysis, we determined the market value of the 301 improved lots "Upon Completion" in Taylor Ranch PID Improvement Area #1 as of December 1, 2027, is $34,585,000 ($114,900/Lot). The Income (Subdivision Development) Approach was not utilized for the paper lots in the Major Improvement Area as this portion of the development is not yet developed and the land is not utilized to generate income.**

Sales Comparison Approach

For the improved lots within Improvement Area #1, and the paper lots within the Major Improvement Area, the Sales Comparison Approach was not fully developed because finding highly similar and recent sales of improved groups of lots or subdivisions is not available in the market. Aspects of the Sales Comparison Approach were utilized in concluding the retail lot market values for use in the Income Approach for the improved lots and for the land value in the MIA for the Cost Approach within the Taylor Ranch PID.

Final Value Conclusion Summary

As a result of our investigations, studies and analysis of the sale, cost, income, and expense data, interpreted within the context of all the factors in the marketplace which effect value, our reconciliation of the indicated values between the utilized approaches to value are listed in the table below. Each property type warranted only a single approach to be developed so our final values for each property type: improved residential lots, and paper lots for residential land. Our final value conclusion for each of the property types is shown below:

TAYLOR RANCH PID, GUNTER, IMPROVEMENT AREA #1					
Total Lots	**Feet Frontage (FF)**	**Retail Price/Lot**	**Effective Date**	**Price/FF ($/FF)**	**Total Retail Value ($)**
221	50 FF	$108,500	December 1, 2027	$2170/FF	$23,978,500
65	80 FF	$168,000	December 1, 2027	$2100/FF	$10,920,000
15	100 FF	$208,000	December 1, 2027	$2080/FF	$3,120,000
301					***$38,018,500***
Amenity Fee Reimbursement				$2,500/per lot	$752,500
Marketing Fee Reimbursement				$500/per lot	$150,500
Total Retail Lot Value					**$38,921,500**

After considering discount cash flows, our final value conclusion "Upon Completion" is shown on the following page:

FINAL MARKET VALUE CONCLUSION TAYLOR RANCH PID			
	Cost	*Sales*	*Income (Subdivision)*
Fee Simple Interest, Complete December 1, 2027 Improvement Area #1 *301 Improved Residential Lots in Improvement Area #1*	*N/A*	*N/A*	*$34,585,000 ($114,900/Lot)*
Fee Simple Interest, Complete December 1, 2027 Major Improvement Area *348 Residential Paper Lots on ~261.631 Acres*	*$16,208,800 ($62,000/Acre; $46,500/Lot)*	*N/A*	*N/A*

Exposure Time

Assuming adequate exposure and normal marketing efforts, the estimated exposure time (i.e. the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded to in this analysis as of the date of this valuation) would have been at least 6-12 months; the estimated marketing time (i.e. the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this valuation) is estimated to be between 6-12 months.

Marketing Time

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the Effective Date of value. Market conditions are presently strong, and we expect no significant changes in the near term. It is our opinion that a reasonable marketing period for the subject is likely to be the same as the exposure time. Accordingly, we estimate the subject's marketing period at 6-12 months.

ADDENDA

ENGAGEMENT LETTER

Peyco Southwest Realty Inc.
In Arlington Since 1976

Real Estate Brokerage * Development * Appraisals * Property Tax Consulting
1703 N. Peyco Dr. Arlington, Texas 76001
Metro 817-467-6803 * Fax 817-465-7464 * www.peycosouthwest.com

May 11, 2026

Mr. R.R. "Tripp" Davenport, III
Director
FMSbonds, Inc.
5 Cowboys Way, Ste. 300-25
Frisco, Texas 75034
tdavenport@fmsbonds.com

SUBJECT: Proposal/Authorization for Valuation and Consulting Services of a residential master planned development known as the "Taylor Ranch Public Improvement District" located in the City of Gunter, Grayson County, Texas

Dear Mr. Davenport:

Upon your acceptance of this contract engagement, Peyco Southwest Realty, Inc. ("Peyco"), will prepare an appraisal of the Subject Property:

Purpose of the Assignment The purpose of the appraisal is to provide an opinion of the "As-Complete" and "As-If Improved" market value of the fee simple interest in the Subject Property outlined herein. We will assume that the City of Gunter will approve or has approved the proposed development and that all development entitlements are in place for the "Project" to proceed. Further, our valuation will also be based upon, and assume that:

a) Only limited specific offsite general infrastructure indicated is fully funded with cash or cash-equivalent (lines of credit, completion agreements, etc.) with special assessments levied on property within the Taylor Ranch Public Improvement District ("PID"), and
b) Improvement relating to the "Project" will be completed based on engineering plans provided to the appraisers

It is our understanding that the Appraisal Report will be included in the Preliminary and Final Official Statements for the sale of one or more series of Public Improvement District (PID) bonds for the Project, and we will provide our written consent to the inclusion of the Appraisal Report in the Preliminary and Final Official Statements. The appraisal will be prepared in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation. The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three-year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We represent that we have not performed any services that require disclosure under this rule.

In accordance with our correspondence, the scope of this assignment will require Peyco to consider all relevant and applicable approaches to value as determined during the course of our research, Subject Property analysis, and preparation of the report. **The report will include an opinion of the fee simple market value of the following:**

- **Improvement Area #1 (IA#1) with approximately 300 improved residential lots to be sold in bulk in Phase 1 of the Taylor Ranch PID. We will report the estimated retail value of the lots during the sellout period consisting of:**
  - **221 lots of 50-FF sizes,**
  - **65 lots of 80-FF sizes, and**
  - **15 lots of 100-FF sizes**
- **Major Improvement Area (MIA) Paper Lots – estimated at 348 lots of various sizes on ~261.631-AC to be sold in bulk in the Major Improvement Area.**

Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a federally regulated financial institution.

The appraisal will be communicated in an Appraisal Report-Standard Format Report. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our standard assumptions and limiting conditions, a copy of which is attached as Attachment 1.

The total fee for this assignment will be $15,000 which will be paid for by the Developer, but payment may be reimbursed to the developer as a qualified creation and issuance cost of the "Public Improvement District". Please note that the full fee must be received in our office before the commencement of this appraisal. The delivery date will be within 30 days from your signed acceptance of this letter agreement, receipt of the fee and receipt of requested documents from the developer, but subject to extension based upon late delivery of the requested data and scheduled access for inspection. **We will require the full fee of $15,000 prior to the commencement of this appraisal assignment.** If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed.

Two hard copies of the appraisal report will be provided upon request. Digital copies, in PDF format, will be delivered upon completion via email or other file transfer as client requests. Additionally, we confirm our permission to use the final appraisal report in the offer and sale of public securities secured by the special assessments levied on property within the PID for the "Project"; and we confirm that we will execute, subject to our approval of the same, a certificate related to the use of the appraisal for such purpose. The 30-day delivery date is contingent upon the absence of events outside our control, timely access for inspection of the Subject Property, as well as our receipt of all requested information necessary to complete the assignment. Should, upon review of the draft Appraisal Report, the client requests material changes, or additions beyond the agreed to Scope of Work that materially affect the appraisal report and/or resulting values; the Client agrees to additional scope of work changes at our current hourly rates ($300/hour).

Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance, or wetlands. Therefore, unless we have been provided with appropriate third-party expert reports, the appraisals will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment, and actions.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our current hourly rates ($300/hour) for such preparation and presentation of testimony. You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, Peyco and its partner companies may utilize, sell, and include such data (either in the aggregate or individually), in the Peyco database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available, as well as proprietary software programs, to perform your assignment (web based and others).

If you are in agreement with the terms set forth in this letter and wish us to proceed with the contract engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

James L. Maibach, C.P.M.
TX-1323658-CG
State Certified General Real Estate Appraiser

AGREED TO AND ACCEPTED THIS ____DAY OF _____, 2026.

BY:

FMS Bonds, Inc.

Tripp Davenport
Authorized Signature

_____
Name (printed)

ATTACHMENT 1: STANDARD ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report and any work product related to the engagement will be limited by the following standard assumptions:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements, and restrictions. The Subject Property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the Subject Property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the Subject Property more or less valuable. Furthermore, there is no asbestos or environmental contamination at the Subject Property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The Subject Property is in compliance with all applicable building, environmental, zoning, and other federal, state, and local laws, regulations, and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

The appraisal report and any work product related to the engagement will be subject to the following limiting conditions, except as otherwise noted in the report:

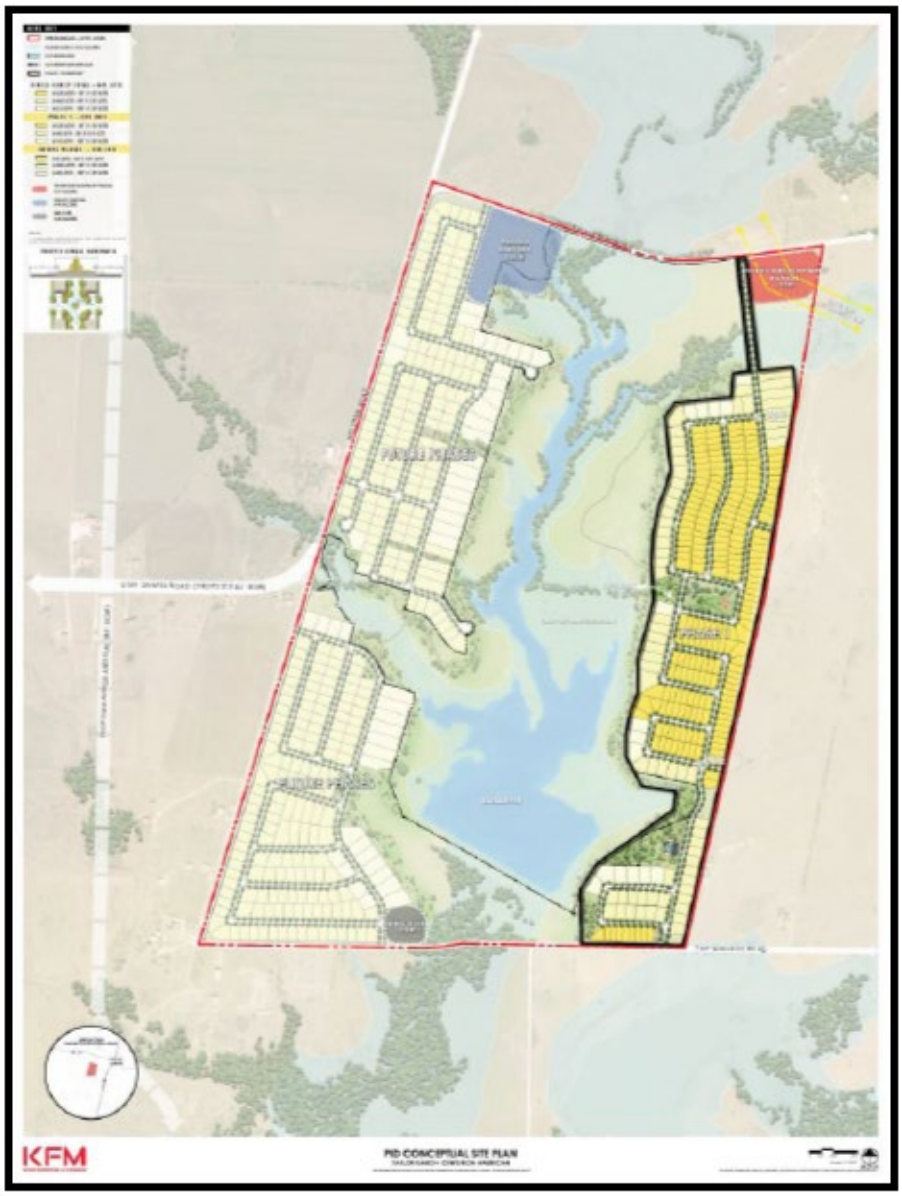
1. An appraisal is inherently subjective and represents our opinion as to the value of the Subject Property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state, or local laws, regulations, or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena, or attend any court, governmental or other hearing with reference to the Subject Property without compensation relative to such additional employment.
6. We have made no survey of the Subject Property and assume no responsibility in connection with such matters. Any sketch or survey of the Subject Property included in the appraisal report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the Subject Property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights, if any, and we have assumed that the Subject Property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural, and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations, and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the Subject Property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates, and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

13. If the Subject Property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the Subject Property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the Subject Property or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the Subject Property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues and render no opinion regarding compliance of the Subject Property with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the Subject Property or in the improvements, and our valuation is predicated upon the assumption that the Subject Property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances, and mold. No representations or warranties are made regarding the environmental condition of the Subject Property. Peyco and/or any of its officers, owners, managers, directors, agents, subcontractors, or employees (the "Peyco Parties") shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the Subject Property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the Subject Property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the Subject Property, and the value conclusion is predicated on the assumption that wetlands are nonexistent or minimal.
22. We are not a building or environmental inspector. Peyco does not guarantee that the Subject Property is free of defects or environmental problems. Mold may be present in the Subject Property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assumes the satisfactory completion of construction, repairs, or alterations in a workmanlike manner.
24. Peyco is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
25. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Peyco is not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we

assume competent and effective management and marketing for the duration of the projected holding period of the Subject Property.

26. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar to the future.
27. As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

Concept Plan



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ASSUMPTIONS AND LIMITING CONDITIONS

This report is subject to the following assumptions and limiting conditions:

1) The value assumes of responsible ownership and competent management. The subject property is assumed to be free and clear of all liens, except as may be otherwise described herein. No responsibility is assumed by the appraiser for matters legal in character, nor is any opinion on the title rendered, which is assumed to be good and marketable.

2) The information contained herein has been gathered from sources deemed to be reliable, but the appraiser assumes no responsibility for its accuracy. Correctness of estimates, opinions, dimensions, sketches, and other exhibits that have been furnished and have been used in this report are not guaranteed.

3) The value rendered herein is based on preliminary analyses of the subject and market area. The market value is expressed in terms of the current purchasing power of the dollar.

4) Any leases, agreements or other written or verbal representations and/or communications and information received by the appraiser have been reasonably relied upon in good faith but have not been analyzed for their legal implications. We urge and caution the user of this report to obtain legal counsel of his/her own choice to review the legal and factual matters, and to verify and analyze the underlying facts and merits of any investment decision in a reasonably prudent manner.

5) Appraisers assume no responsibility for any hidden agreements known as "side reports", which may or may not exist relative to this property, which have not been made known to us, unless specifically acknowledged within this report.

6) This report is to be used in whole, and not in part. Any separate valuation for land and improvements shall not be used in conjunction with any other valuation and is invalid if so used. Possession of this report or any copy thereof does not carry with it the right of publication nor may the same be used for any purpose by anyone but the client without the previous written consent of the appraiser, and in any event, only in its entirety.

7) The appraiser, by reason of this report, is not required to give testimony in court with reference to the property unless notice and proper arrangements have been previously made, therefore.

8) Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without prior written consent and approval of the author.

9) No subsoil data or analysis based on engineering core borings or other tests were furnished to us. We have assumed that there are no subsoil defects present that would impair development of the land to its maximum permitted use or would render it more or less valuable. No responsibility is assumed for engineering, which might be required to discover such factors.

10) Any construction and physical condition of the improvements described herein are based on the building construction plans and specifications and construction budgets <u>if</u> provided. No liability is assumed by the appraiser for the soundness of structural members since no engineering tests were conducted. No liability is assumed for the condition or adequacy of mechanical equipment, plumbing or electrical components. No responsibility is assumed for engineering, which might be required to discover such factors. We urge the user of this report to retain an expert in this field as this is any considered “to-be-built” improvements.

11) Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present in or on the property, or other environmental conditions were not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser site visit. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances as asbestos, urea formaldehyde, foam insulation or other hazardous substance or environmental conditions may affect the value of the property, the value is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto as to cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to detect or discover them. We urge the user of this report to retain an expert in the field of environmental impacts on real estate if so desired.

12) We have made no survey of the property and assume no responsibility in connected with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

13) We accept no responsibility for issues requiring expertise in other fields. Such factors include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic items such as soils and seismic stability; civil, mechanical, electrical, structural, and other engineering and environmental matters. Such issues may also include determinations of compliance with zoning and other federal, state, and local laws, regulations, and codes.

14) The projections of income, expenses, terminal values, or future sales prices are not predictions of the future; rather, they are the best estimate of current market thinking of what future trends will be. No warranty or representation is made that these projections will materialize. The real estate market is constantly changing. It is not the task of the appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future, and upon what assumptions of the future investment decisions are based.

15) The client or user of this report agrees to notify the appraiser of any error, omission or inaccurate data contained in the report within 15 days of receipt and return the report and all copies thereof to the appraiser for correction prior to any use.

16) The acceptance of this report, and its subsequent use by the client or any other party in any manner whatsoever for any purpose, is acknowledgment by the user that the report has been read and understood, and specifically agrees that the data and analyses, to their knowledge, are correct and acceptable.

17) We have assumed no extreme fluctuations in the economic cycles will occur over the dates analyzed herein.

18) The appraisal report and value conclusions assume the satisfactory development proceeds in a workmanlike manner.

19) The conclusions in this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, existing trends, interviews with parties knowledgeable and experienced in the market, data obtained from public records, and research conducted by third parties. Such data is not always completely reliable. The appraisers are not responsible for these and other future occurrences that could not have reasonably been foreseen on the Effective Date of this assignment. In addition, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we hold the opinion that our finding is reasonable based on current market conditions, we do not represent that these estimates will be achieved, as they are forecasts and subject to risk and uncertainty. Additionally, we assume competent and effective management and market for the duration of the projected holding period of this property.

20) Prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to risk and uncertainty. Many events could occur that may substantially alter the outcome of our estimates such as changes in the economy, interest rates, capitalization rates, the behavior of consumers, investors, and lenders, and changes in title or conveyances of easements and deed restrictions. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar to the future.

21) This assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan. However, it is based on a hypothetical assumption that access to the south tract is achievable in accordance with all applicable regulations, and any building is to be constructed according to the approved plans and specifications provided by a licensed general contractor.

22) The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the act. If so, this fact could have a negative impact upon the value of the property. However, since we have no direct evidence relating to the issue of compliance, we did not consider possible noncompliance with requirements of ADA in forming an opinion of the value of the property.

23) In addition to the preceding assumptions and limiting conditions, this appraisal is subject to the following extraordinary assumptions and/or hypothetical conditions:

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following **Extraordinary Assumptions** that may affect the assignment results. An Extraordinary Assumption is uncertain information accepted as fact. If the assumption is found to be false as of the Effective Date of the appraisal, we reserve the right to modify our value conclusions. Extraordinary Assumptions are used in this assignment because the improved residential lots to be delivered by the date utilized in this report are currently incomplete for Improvement Area #1 and the Major Improvement Area as of the report date.

- Our opinions of prospective market value at completion assumes that the proposed improvements are completed in accordance with plans and specifications by KFM Engineering & Design, the Professional Engineers, as of March 26, 2026 for 301 improved residential lots in Improvement Area #1 and 348 paper lots within the Major Improvement Area in Taylor Ranch PID.
- All information relative to the property located within Taylor Ranch PID including land areas, lot totals, lot sizes, and other pertinent data that was provided by MM Taylor Ranch 496, LLC (Owner/Developer), KFM Engineering & Design (Professional Engineers), Geer Surveying and Engineering (Professional Surveyor), the City of Gunter, Grayson County, and the Grayson Central Appraisal District is assumed to be correct.
- The subject is proposed residential lots construction with an expected prospective completion date of December 1, 2027 for Improvement Area #1 and the Major Improvements benefitting the Major Improvement Area; therefore, this report contains a prospective opinion of value. Considering this, we have assumed that the market conditions as discussed and considered within this report will be similar on the prospective valuation date. Further, we cannot be held responsible for unforeseeable global events that alter market conditions prior to the prospective Effective Date.
- Following discussions with the client, 29.27 acres within IA #1 are planned to be reclaimed for residential lot development. As of the Effective Date of this report, the project has not yet received a Letter of Map Revision (LOMR). However, the LOMR is anticipated upon completion of grading. Accordingly, this report is prepared under the Extraordinary Assumption that the proposed Taylor Ranch PID development will obtain the LOMR and reclaim the 29.27 acres in IA #1.

The use of these Extraordinary Assumptions has affected assignment results.

In addition to the Extraordinary Assumptions, the value conclusions are based on the following **Hypothetical Conditions** that may affect the assignment results. A Hypothetical Condition is a condition contrary to known fact on the Effective Date of the appraisal but is supposed for the purpose of analysis.

No Hypothetical Conditions are used in this report.

ENVIRONMENTAL ASSUMPTIONS

This report is subject to the following environmental assumptions:

1) There is a safe, lead-free, adequate supply of drinking water.

2) The subject property is free of soil contamination.

3) There is no uncontained friable asbestos or other hazardous asbestos material on the property. The appraiser is not qualified to detect such substances.

4) There are no uncontained PCB's on or near the property.

5) The radon level is at or below EPA recommended levels.

6) Any functioning underground storage tanks (UST's) are not leaking and are properly registered; any abandoned UST's are free from contamination and were properly drained, filled, and sealed.

7) There are no hazardous waste sites on or near the subject property that negatively affect the value and/or safety of the property.

8) There is no significant urea formaldehyde (UFFI) insulation or other urea formaldehyde material on the property.

9) There is no flaking or peeling of lead-based paint on the property.

10) The property is free of air pollution.

11) There are no wetlands/flood plains on the subject property (unless otherwise stated in the report).

12) There are no other miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site (excess noise, radiation, light pollution, magnetic radiation, acid mine drainage, agricultural pollution, waste heat, miscellaneous chemical, infectious medical wastes, pesticides, herbicides, and the like).

DEFINITIONS

Fee Simple Estate
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Leased Fee Interest
The ownership interest held by the lessor includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Interest
The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

Market Rent
The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

Market Value
Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated;
(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The value conclusions expressed within this report are in terms of cash ($US).

Extraordinary assumptions are assignment-specific assumptions as of the Effective Date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Hypothetical condition a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the Effective Date of the assignment results but is used for the purpose of analysis.

Prospective Opinion of Value
A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a valued opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

Prospective Market Value "As Completed" and "As Stabilized"
A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an Effective Date that is subsequent to the date of the Appraisal Report. Prospective value opinions are intended to reflect the current expectations and perceptions of market participants, based on available data. Two prospective value opinions may be required to reflect the time frame during which development, construction, and occupancy will occur. The prospective market value—as completed - reflects the property's market value as of the time that development is expected to be completed. The prospective market value - as stabilized - reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (See USPAP Statement 4* and Advisory Opinion 17.) (Interagency Appraisal and Evaluation Guidelines)

Retrospective Value Opinion
A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a valuable opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."

Neighborhood
(1) A group of complementary land users; a congruous grouping of inhabitants, buildings, or business enterprises.
(2) A developed residential super pad within a master-planned community usually has a distinguishing name and entrance.

Depreciation

1. In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the Effective Date of the appraisal and the market value of the improvement on the same date.
2. In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques.

The three major types of accrued depreciation are:

Physical Deterioration
Physical deterioration is loss in value from actual physical causes and measured either as curable or incurable. The curable items are measured by the actual cost to replace or repair the component parts. The incurable portion is estimated by virtue of an observed condition or ascertaining the used portion by the best estimate of the appraiser. Curable physical deterioration, also referred to as deferred maintenance, is caused by normal wear and tear that should be corrected immediately or is necessary to keep rents at market levels. The cost of curing the condition and bringing the property to a satisfactory and functioning condition is generally the measure of deferred maintenance.

Functional Obsolescence
Functional obsolescence is loss in value from conditions existing within the property which make the property inadequate or less desirable to the typical prudent purchaser. It, too, may be curable or incurable. Incurable obsolescence is normally measured by the loss in income which may accrue to the property by reason thereof.

External Obsolescence
According to the Dictionary of Real Estate Appraisal, Sixth Edition, external obsolescence is "*A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent."*

Paper Lot
Consists of a portion of land with the necessary legal (zoning and platting) and engineering entitlements (site plan approvals) in place but lacking the necessary direct improvements (such as earthwork, erosion control, drainage, retaining walls, and landscaping in addition to lacking direct access from a paved street and utilities) to develop a lot with a residence. The paper lots have access to utilities stubbed nearby and have a status between raw ground and a fully developed lot upon which home construction can begin.

Definition Sources:

- Office of the Comptroller of the Currency (12 CFR Part 34)
- Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition, copyright 2015.
- The Appraisal Foundation: USPAP (Uniform Standards of Professional Appraisal Practice) 2018-2019 edition

JAMES L. MAIBACH, CPM - STATE CERTIFIED GENERAL REAL ESTATE APPRAISER

EDUCATION:
Graduate North Quincy High School, Quincy, Massachusetts, 1976
Bachelor of Science in Business Administration (with Honors)
Northeastern University, Boston Massachusetts, 1981
Major: Accounting Minor: Marketing

TECHNICAL TRAINING:
Institute of Real Estate Management Courses:
#303 - Leasing and Management of Shopping Center and Retail Space
#400 - Managing Real Estate as an Investment
#500 - Problem-Solving & Decision-Making for the Property Manager
#800 - Ethics in Real Estate Management
University of Texas at Arlington: Real Estate Courses:
RE 001 Real Estate Finance; RE 004 Real Estate Mathematics;
RE 101 Principles of Real Estate; RE 301 Texas Real Estate Law: Contracts;
RE 501 Texas Real Estate Law; RE 701 Property Management
East Texas Baptist University:
Uniform Standards of Professional Appraisers and Code of Ethics. The Appraisal Foundation:
USPAP Update
Texas Association of Property Tax Professionals, Inc.:
Principles of Property Tax Consulting; A Survey of Texas Property Tax Law
Other: USPAP-97 Instructor's Workshop, USPAP Instructor 1997
TREC Licensed Instructor – Commercial Investment Course, CEI 1998
Continuing Education Institute:
Deceptive Trade Practices Act; Let's Talk-Not Fight; Property Taxes: Rights, Remedies and Responsibilities; USPAP Update
Institute for Real Estate Professionals, Inc.
Preparing & Presenting an Ethical Ad Valorem Property Tax Valuation; Texas Property Tax Law 2007
Texas Association of Realtors:
Tarrant County Appraisal Review Board Member (1991-1992)

PROFESSIONAL AFFILIATIONS:
Texas Appraiser Licensing and Certification Board - State Certified General Real Estate Appraiser No. TX-1323658-CG since 1992
Institute of Real Estate Management (IREM)- Certified Property Manager, CPM Designation No. 14942 since 1993
Texas Real Estate Broker's License, No. 375882-B since 1989
Texas Dept. of Licensing & Regulations - Licensed Property Tax Consultant, License #1360 since inception
Texas Property Tax Arbitrator #32020394139 since 2006
Tarrant Appraisal Review Board Member 1991-1992 Appointment
City of Arlington - Planning and Zoning – Commissioner1997-2003 (Appointed by Mayor and City Council)
American Planning Association – Member 1997 to 2003
Greater Arlington Chamber of Commerce - Board of Directors 1995 to 2001 – Reappointed 2003 to 2006 – Reappointed 2008 to 2014 – Chairman of the Board 2022, now servicing as Chairman of the Chamber Foundation Board
City of Arlington Parks & Recreation – Board of Directors, Appointed 2003 to 2007
Levitt Pavilion – Board of Directors since 2014

EXPERIENCE:
Active field appraiser, property manager, developer, broker, and tax consultant of all types of real property since June,1986. Appeared in Texas State Court as an expert witness on real estate values on numerous occasions (1990s, 2000s, 2020s). A property manager and developer for nineteen years at Peyco Properties, Inc. and twenty-one years through Peyco Southwest Realty, Inc. (formerly Southwest Real Estate Services, Inc.), involved in real estate development, leasing, management, rent analysis and consulting services through the DFW metroplex and Colorado. President and founder of Peyco Southwest Realty, Inc. (Southwest Real Estate Services, Inc.), a full-service brokerage company, real estate appraisal, and ad valorem property tax representation firm.

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: JAMES LAWRENCE MAIBACH

License #: 1323658-CG **License Expires: 09/30/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

LESLIE TOLLIVER – STATE CERTIFIED GENERAL REAL ESTATE APPRAISER

EDUCATION:
MBA – Masters in Business Administration – *University of Phoenix* (3.95 GPA)
Bachelor of Science in Business Administration - *University of Phoenix*
Graduate *Owings Mills High School*, Owings Mills, Maryland, 1988

TECHNICAL TRAINING:
Appraisal Institute, Associate Member – 300+ hours of qualifying and continuing education
University of Texas in Arlington – 180 hours of qualifying education for the Texas Real Estate License
Southern Methodist University – qualifying education for the Texas Comptroller Arbitrator registry

PROFESSIONAL AFFILIATIONS:
Texas Appraiser Licensing and Certification Board – State Certified General Appraiser No. TX-1381494-CG
Texas Appraiser Licensing and Certification Board – State Certified Residential Appraiser No. TX-1361274-CR
Texas Real Estate Commission – Real Estate Broker License, No. 0468343-B

EXPERIENCE:

- 11 Years' experience as a fee appraiser for residential and commercial properties for *Peyco Southwest Realty, Aloft Appraisals*, and *G.S. Zachary Company*
    - Residential appraisals – area of expertise is in north Texas region; FHA certified
    - Commercial appraisals - throughout the states of Texas and Oklahoma
- 26 Years' experience as a residential and commercial real estate broker for multiple firms
    - *Savage Realty Investments* – Founding President
        - Negotiated contracts for clients in over $50 million dollars of real estate transactions
        - Managed and trained over 25 Real Estate Agents
    - *Fathom Realty* – Broker Team Leader
        - Trained and mentored Real Estate Agents and assisted them with contracts and client transactions
- 26 Years' experience as a Property Tax Consultant
    - Valued properties, prepared cases, and appeared before Appraisal Review Boards to dispute the tax valuations of residential, commercial, and business personal property throughout the nation. Major clientele base included national accounts such as: Sonic restaurants, Church's Chicken restaurants, and Chuck-E-Cheese restaurants
- 10 Years' experience as a Real Estate Arbitrator on the *Texas Comptroller* registry
    - Act as an Arbitrator for real estate cases involving property tax disputes on residential, commercial, and business personal property taxes throughout Texas
    - Made binding valuation determinations for the disputed properties
- 16 Years' experience as a Real Estate Instructor at the *University of Texas in Arlington*
    - Adjunct instructor, teaching real estate classes to students pursuing a Real Estate Agent license in Texas
- 6 Years' experience as a Real Estate Arbitrator Instructor at the *University of Texas in Arlington*
    - Adjunct instructor, teaching continuing education classes to existing Arbitrators on the Texas Comptroller's registry
    - Trained and mentored many Arbitrators
- 3 Year's expectancy as a Real Estate Acquisition and Valuation Analyst for multiple firms
    - *KeyGlee* – Provided valuation of residential real estate for wholesaling to real estate investors
    - *Hyperion Homes* – Provided valuation of residential real estate for rent-to-own clients

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: LESLIE ELIZABETH TOLLIVER

License #: 1381494-CG **License Expires: 09/30/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

JORDAN C. TYLER – STATE LICENSED RESIDENTIAL REAL ESTATE APPRAISER

Education:

Bachelor of Arts – General Studies - Texas Tech University
Graduate *Hobbs High School*, Hobbs, New Mexico, 2012

Technical Training:

- Basic Appraisal Principles (QE) – 30 hours
- Basic Appraisal Procedures (QE) – 30 hours
- 15 Hour National USPAP Course (QE) – 15 hours
- Appraising for the Supervisor and Trainee – 4 hours
- Market Analysis and Highest and Best Use (QE) – 15 hours
- Site Valuation and Cost Approach (QE) – 15 hours
- Sales Comparison and Income Approach (QE) – 30 hours
- Residential Report Writing and Case Studies (QE) – 15 hours
- 7 Hour National USPAP Course (QE) 7 hours

Professional Affiliations:

Texas Appraiser Licensing and Certification Board – State Licensed Residential Appraiser No. TX-1350907-L

Appraiser Experience:

July 2023-Present

- Appraiser Trainee – *First National Bank of Granbury* (2023-2025)
- Licensed Residential Real Estate Appraiser – *Peyco Southwest Realty*, Inc.
  (March 2026 – Present)

TALCB

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Licensed Residential Real Estate Appraiser

Appraiser: **Jordan Charles Tyler**

License #: **TX 1350907 L**

License Expires: **10/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Licensed Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

BRANDON LAWSON – APPRAISER TRAINEE

EDUCATION:
Bachelor of Arts - Communication, 2021 - University of Arkansas (3.97 GPA)
Master of Arts - Communication, 2023 - University of Arkansas (4.0 GPA)
Graduate *Arlington Martin High School*, Arlington, Texas, 2017

TECHNICAL TRAINING:
- *McKissock* – 79 hours of qualifying education for the Appraiser Trainee license
- 2024-2025 15 Hour National USPAP Course (QE) – 15 hours
- General Appraiser Sales Comparison Approach – 30 hours
- Business Practices and Ethics – 6 hours
- The Discounted Cash Flow Model: Concepts, Issues, and Apps. – 5 hours
- Artificial Intelligence, Blockchain, and the Metaverse: Implications for Valuation – 7 hours
- Subdivision Valuation – 7 hours
- *Champions School of Real Estate* - 180 hours of qualifying education for the Texas Real Estate License
- Real Estate Brokerage – 30 hours

PROFESIONAL AFFILIATIONS:
Texas Appraiser Licensing and Certification Board – Appraisal Trainee No. TX-1343865-T
Texas Real Estate Commission – Real Estate Sales Agent License, No. 818543-SA
Associate Member, Appraisal Institute – since 2023

APPRAISER EXPERIENCE
July 2023-Present
Appraiser Associate/Trainee with *Peyco Southwest Realty*, Arlington TX
- Commercial Appraisals – throughout the state of Texas

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Appraiser Trainee

Trainee: BRANDON L LAWSON

Authorization #: 1343865-T Authorization Expires: 11/30/2027

Review the list of the above Trainee's Supervisors on the License Holder Search at www.talcb.texas.gov.

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Appraiser Trainee

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

APPENDIX F

FORM OF CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT

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TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT

THIS TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT (this "Agreement"), dated as of July 16, 2026 is by and between the **CITY OF GUNTER, TEXAS**, a Type A general law municipality (the "City"), and **MM TAYLOR RANCH 496, LLC**, a Texas limited liability company (the "Developer").

ARTICLE I
DEFINITIONS

The following terms shall have the meanings ascribed to them in this Article I for purposes of this Agreement. Unless otherwise indicated, any other terms, capitalized or not, when used herein shall have the meanings ascribed to them in the Indenture (as hereinafter defined).

"Act" means the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended.

"Actual Costs" means the costs of the Improvement Area #1 Projects actually paid or incurred for construction and installation of the Improvement Area #1 Projects in accordance with the Service and Assessment Plan.

"Administrator" means, initially, P3Works, LLC, or any other individual or entity designated by the City to administer the District.

"Annual Service Plan Update" means the annual update to the Service and Assessment Plan conducted by the Administrator pursuant to the Service and Assessment Plan.

"Authorized Improvements" means improvements authorized by Section 372.003 of the Act, including, but not limited to, the Improvement Area #1 Projects, and as listed in Section III of the Service and Assessment Plan.

"Bond Ordinance" means the ordinance adopted by the City Council on July 16, 2026 authorizing the issuance of the Bonds pursuant to the Indenture.

"Bonds" means the City's bonds designated "City of Gunter, Texas, Special Assessment Revenue Bonds, Series 2026 (Taylor Ranch Public Improvement District Improvement Area #1 Project)".

"Budgeted Costs" means the anticipated, agreed upon costs of the Improvement Area #1 Projects as shown in Exhibit B-1 of the Service and Assessment Plan.

"Certification for Payment" means a certificate, substantially in the form of **Exhibit A** hereto or otherwise approved by the Developer and a City Representative, executed by or on behalf of the Developer, approved by a City Representative and delivered to the Trustee, specifying the

amount of work performed related to the Improvement Area #1 Projects and the Actual Costs thereof, and requesting payment for such Actual Costs from money on deposit in the Improvement Area #1 Projects Account of the Project Fund.

"City Inspector" means an individual employed by or an agent of the City whose job is, in part or in whole, to inspect infrastructure to be owned by the City for compliance with all rules and regulations applicable to the development and the infrastructure inspected.

"City Manager/Administrator" means the City Manager/Administrator of the City, or its designee.

"City Representative" means the City Manager/Administrator, the Director of Planning and Development for the City, or any other official or agent of the City later authorized by the City to undertake the action referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Closing Disbursement Request" means the certificate, substantially in the form of **Exhibit B** hereto or otherwise approved by the Developer and a City Representative executed by or on behalf of the Developer, approved by a City Representative and delivered to the Trustee on the Closing Date, specifying the costs incurred in the establishment, administration, and operation of the District or issuing the Bonds, and requesting payment for such costs from money on deposit in the Project Fund.

"Construction Contracts" means the contracts for the construction of an Improvement Area #1 Project. "Construction Contract" means any one of the Construction Contracts.

"Cost" means the Budgeted Costs or the cost of an Improvement Area #1 Project as reflected in a Construction Contract, if greater than the Budgeted Costs.

"Costs of Issuance Account" means the account of such name in the Project Fund created under Section 6.1 of the Indenture.

"Cost Overrun" means, with respect to each Improvement Area #1 Project, the Actual Cost, as appropriate, of such Improvement Area #1 Project in excess of the Budgeted Cost.

"Development Agreement" means that certain Palmer Lakes Development Agreement dated May 11, 2023, entered into and executed by the City and the Developer, and as may be amended from time to time.

"District" shall mean the Taylor Ranch Public Improvement District created September 18, 2025.

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

"Final Completion" means the time at which the construction of an Improvement Area #1 Project (or specified segment, section or part thereof) has progressed to the point where such Improvement Area #1 Project (or a specified segment, section or part thereof) is sufficiently complete in accordance with the Construction Contracts related thereto so that such Improvement Area #1 Project (or a specified segment, section or part thereof) can be utilized for the purposes for which it is intended and is in compliance with existing City or Mustang SUD standards and specifications for dedication to the City or Mustang SUD, as applicable.

"Improvement Area #1" means approximately 229.792 acres located within the District, as further identified and depicted in Exhibit A-2 of the Service and Assessment Plan.

"Improvement Area #1 Improvements" means the Authorized Improvements which only benefit property within Improvement Area #1 of the District, as described in Section III.B of the Service and Assessment Plan.

"Improvement Area #1 Major Improvements" means the pro rata portion of the Major Improvements allocable to Improvement Area #1.

"Improvement Area #1 Projects" means, collectively, (i) the Improvement Area #1 Improvements and (ii) the Improvement Area #1 Major Improvements.

"Improvement Area #1 Projects Account" means the account of such name in the Project Fund created under Section 6.1 of the Indenture.

"Indenture" means that certain Indenture of Trust between the City and the Trustee, dated as of August 1, 2026 relating to the Bonds.

"Mustang SUD" means Mustang Special Utility District.

"Mustang SUD Inspector" means an individual employed by or an agent of Mustang SUD whose job is, in part or in whole, to inspect infrastructure to be owned by Mustang SUD for compliance with all rules and regulations applicable to the development and the infrastructure inspected.

"**Major Improvements**" means those Authorized Improvements that confer a special benefit to all of the assessed property and Non-Assessed Property within the District, as more particularly described in Section III.A of the Service and Assessment Plan and as allocated to Improvement Area #1 as shown on Exhibit B-2 of the Service and Assessment Plan.

"Non-Assessed Property" means Parcels within the boundaries of the District that accrue special benefit from the Major Improvements as determined by the City Council and are allocated a proportionate share of costs but are not assessed.

"Person" or **"Persons"** means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"Plans" means the plans, specifications, schedules and related construction contracts for the Improvement Area #1 Projects, respectively, approved pursuant to the applicable standards, ordinances, procedures, policies and directives of the City or Mustang SUD, as applicable, the Development Agreement, and any other applicable governmental entity.

"Project Fund" means the fund, including the accounts created and established under such fund, where monies from the proceeds of the sale of the Bonds, excluding those deposited in other funds in accordance with the Indenture, shall be deposited, and the fund by such name created under the Indenture.

"Service and Assessment Plan" means the Taylor Ranch Public Improvement District Service and Assessment Plan adopted by City ordinance on July 16, 2026 by the City Council prepared pursuant to the Act.

"Trustee" means U.S. Bank Trust Company, National Association, and any successor trustee under the Indenture.

ARTICLE II
RECITALS

Section 2.01. The District and the Improvement Area #1 Projects.

(a) The City has created the District under the Act for the financing of, among other things, the acquisition, construction and installation of the Improvement Area #1 Projects.

(b) The City has authorized the issuance of the Bonds in accordance with the provisions of the Act, the Bond Ordinance and the Indenture, the proceeds of which Bonds shall be used, in part, to finance all or a portion of the Improvement Area #1 Projects in accordance with the terms and limitations of the Indenture, the Development Agreement, this Agreement, and the Service and Assessment Plan.

(c) All Improvement Area #1 Projects are eligible to be financed with proceeds of the Bonds, to the extent specified herein.

(d) The proceeds from the issuance and sale of the Bonds shall be deposited in accordance with the Indenture.

(e) The Developer will undertake, oversee, or ensure the construction and development of the Improvement Area #1 Projects for acquisition and acceptance by the City or Mustang SUD, as applicable, in accordance with the terms and conditions contained in the Development Agreement and this Agreement.

Section 2.02. Agreements. In consideration of the mutual promises and covenants set forth herein, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer agree that the foregoing recitals, as applicable to each, are true and correct and further make the agreements set forth herein.

ARTICLE III
FUNDING

Section 3.01. Bonds.

(a) The City, in connection with this Agreement, is proceeding with the issuance and delivery of the Bonds.

(b) The projects to be partially financed with the proceeds of the Bonds are the Improvement Area #1 Projects. The payment of costs from the proceeds of the Bonds for such Improvement Area #1 Projects shall be made from the Improvement Area #1 Projects Account of the Project Fund established under the Indenture.

(c) The City's obligation with respect to the payment of the Improvement Area #1 Projects shall be limited to the lesser of the Actual Costs or Budgeted Costs, and shall be payable solely from amounts on deposit for the payment of such costs as provided herein and in the Indenture. The Developer agrees and acknowledges that it is responsible for all Cost Overruns and all expenses related to the Improvement Area #1 Projects, qualified, however, by the distribution of Cost Underrun (as defined in Section 4.04 hereof) monies, as detailed in Section 4.04.

(d) Neither City nor the Trustee shall have any responsibility whatsoever to the Developer with respect to the investment of any funds held in the Project Fund by the Trustee under the provisions of the Indenture, including any loss of all or a portion of the principal invested or any penalty for liquidation of an investment.

(e) The Developer acknowledges that any lack of availability of amounts in the funds or accounts established in the Indenture to pay the Costs of the Improvement Area #1 Projects shall in no way diminish any obligation of the Developer with respect to the construction of or contributions for the Improvement Area #1 Projects required by this Agreement, the Development Agreement, or any other agreement to which the Developer is a party or any governmental approval to which the Developer or any land within the District is subject.

Section 3.02 Accounts. All disbursements from the Improvement Area #1 Projects Account of the Project Fund shall be made by the City in accordance with provisions of the Development Agreement, the Service and Assessment Plan, this Agreement, and the Indenture.

ARTICLE IV
CONSTRUCTION OF THE IMPROVEMENT AREA #1 PROJECTS

Section 4.01. Duty of Developer to Construct.

(a) All Improvement Area #1 Projects shall be constructed by or at the direction of the Developer in accordance with the Plans and in accordance with this Agreement and the Development Agreement. The Developer shall perform, or cause to be performed, all of its obligations and shall conduct, or cause to be conducted, all operations with respect to the

construction of Improvement Area #1 Projects in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer shall employ, at all times, adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction and installation of all Improvement Area #1 Projects to be acquired and accepted by the City or Mustang SUD, from the Developer, as provided in this Agreement.

(b) The Developer shall not be relieved of its obligation to construct or cause to be constructed each Improvement Area #1 Project and, upon completion, inspection, and acceptance, convey each such Improvement Area #1 Project to the City or Mustang SUD, in accordance with the terms hereof, even if there are insufficient funds in the Project Fund or other funds or accounts created under the Indenture to pay the Actual Costs thereof. In any event, this Agreement shall not affect any obligation of the Developer under any other agreement to which the Developer is a party or any governmental approval to which the Developer or any land within the District is subject, with respect to the Improvement Area #1 Projects required in connection with the development of the land within the District.

Section 4.02. No Competitive Bidding. The Improvement Area #1 Projects shall not require competitive bidding pursuant to Section 252.022(a)(9) of the Texas Local Government Code, as amended.

Section 4.03. Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the City or Mustang SUD with respect to the Improvement Area #1 Projects.

Section 4.04. Remaining Funds After Completion of an Improvement Area #1 Project. Upon the Final Completion of an Improvement Area #1 Project and payment of all outstanding invoices for such Improvement Area #1 Project, if the Actual Cost of such Improvement Area #1 Project is less than the Budgeted Cost (a "Cost Underrun"), any remaining Budgeted Cost may be made available to pay Cost Overruns on any other Improvement Area #1 Project. The City shall promptly confirm to the Administrator that such remaining amounts are available to pay such Cost Overruns, and the Developer, the Administrator and the City Representative will agree how to use such moneys to secure the payment and performance of the work for other Improvement Area #1 Projects and shall include an update reflecting such change in the subsequent Annual Service Plan Update. Any Cost Underrun for any Improvement Area #1 Project is available to pay Cost Overruns on any other Improvement Area #1 Project.

Section 4.05. Contracts and Change Orders. The Developer shall be responsible for entering into all contracts and any supplemental agreements (herein referred to as "change orders") required for the construction of the Improvement Area #1 Projects. Developer or its contractors may approve and implement any change orders, even if such change order would increase the Cost of an Improvement Area #1 Project, but the Developer shall be solely responsible for payment of any Cost Overruns resulting from such change orders except to the extent amounts are available, or become available, pursuant to Section 4.04. If any change order is for work that requires changes

to be made by an engineer to the construction and design documents and plans previously approved under Section 4.01, then such revisions made by an engineer must be submitted to the City for approval by the City's engineer prior to execution of the change order.

ARTICLE V
ACQUISITION, CONSTRUCTION, AND PAYMENT

Section 5.01. Payment Requests for Disbursements at Closing. In order to receive disbursement from the Costs of Issuance Account or the Improvement Area #1 Projects Account of the Project Fund at closing of the Bonds related to costs of issuance of the Bonds, District Formation Costs, or other costs incurred in the creation of the District, the Developer shall execute a Closing Disbursement Request, substantially in the form of **Exhibit B** hereto or otherwise acceptable and agreed to by the City, to be delivered to the City no less than five (5) business days prior to the scheduled Closing Date for the Bonds for payment in accordance with the provisions of the Indenture. In order to receive disbursement for an Improvement Area #1 Project, other than for District Formation Costs as described above, from the Improvement Area #1 Projects Account of the Project Fund at closing of the Bonds, the Developer shall execute a Certification for Payment, substantially in the form of **Exhibit A** hereto or otherwise agreed to by the City, to be delivered to the City in a manner to provide sufficient review and approval time as provided in Section 5.02 and for payment in accordance with the provisions of the Indenture. Upon approval by the City, the City shall submit to the Trustee either (i) a Closing Disbursement Request and/or Certification for Payment, as applicable, or (ii) the closing memorandum to be issued by the City's financial advisor directing the Trustee to make disbursement from the Costs of Issuance Account of the Project Fund or the Improvement Area #1 Projects Account of the Project Fund, as applicable.

Section 5.02. Certification for Payment for an Improvement Area #1 Project.

(a) No payment hereunder shall be made from the Project Fund to the Developer for work on an Improvement Area #1 Project, except as provided above with respect to District Formation Costs, until a Certification for Payment is received from the Developer. Upon receipt of a Certification for Payment substantially in the form of **Exhibit A** hereto (and all accompanying documentation required by the City) from the Developer, the City Inspector (for a City owned Improvement Area #1 Project) and/or the Mustang SUD Inspector (for a Mustang SUD owned Improvement Area #1 Project) shall conduct a review in order to confirm that such request is complete, that the work with respect to such Improvement Area #1 Project identified therein for which payment is requested was completed in accordance with all applicable governmental laws, rules and regulations and applicable Plans therefor and with the terms of this Agreement, the Development Agreement, and to verify and approve the Actual Cost of such work specified in such Certification for Payment (collectively, the "Developer Compliance Requirements"). The City Inspector and/or the City Representative shall also conduct such review as is required in his discretion to confirm the matters certified in the Certification for Payment. The Developer agrees to cooperate with the City Inspector, the Mustang SUD Inspector, and/or City Representative in conducting each such review and to provide the City Inspector, Mustang SUD Inspector, and/or City Representative with such additional information and documentation as is reasonably

necessary for the City Inspector, the Mustang SUD Inspector, and/or City Representative to conclude each such review.

(b) Within fifteen (15) business days of receipt of any Certification for Payment, the City Representative shall either (i) approve and execute the Certification for Payment and forward the same to the Administrator for approval and delivery to the Trustee for payment in accordance with Section 5.03(a) hereof or (ii) in the event the City Representative disapproves the Certification for Payment, give written notification to the Developer of the City Representative's disapproval, in whole or in part, of such Certification for Payment, specifying the reasons for such disapproval and the additional requirements to be satisfied for approval of such Certification for Payment. If a Certification for Payment seeking reimbursement is approved only in part, the City Representative shall specify the extent to which the Certification for Payment is approved and shall deliver such partially approved Certification for Payment to the Administrator for approval in accordance with Section 5.03 hereof and delivery to the Developer in accordance with Section 5.02(d) hereof, and any such partial work shall be processed for payment under Section 5.03 notwithstanding such partial disapproval.

(c) If the City Representative disapproves the Certification for Payment, the disapproval must be in writing, stating the reason(s) for disapproval. The disapproval may be appealed to the City Council by the Developer in writing within thirty (30) days after Developer's receipt of the City's disapproval pursuant to Section 5.02(b) of this Agreement. Disapproval of the Certification for Payment by the City Council shall be attempted to be resolved by half-day mediation between the parties in the event an agreement is not otherwise reached by the parties, with the mediator's fee being paid by Developer. The Certification for Payment shall not be forwarded to the Trustee for payment until the dispute is resolved by the City and the Developer.

(d) The Developer shall deliver the approved or partially approved Certification for Payment to the Trustee, which Certification for Payment shall direct the Trustee to make such payment from the Project Fund as specifically directed therein and in accordance with Section 5.03 below.

Section 5.03. Payment for an Improvement Area #1 Project.

(a) The approved Certification for Payment shall direct the Trustee to make payment from the Improvement Area #1 Projects Account of the Project Fund as specifically directed therein and the Indenture in an amount not to exceed the Budgeted Cost for the particular Improvement Area #1 Project, unless a Cost Overrun amount has been approved for a particular Improvement Area #1 Project. If a Cost Overrun amount has been approved, then the amount reimbursed shall not exceed the Budgeted Cost plus the approved Cost Overrun amount. The Trustee shall not be required to make any investigation into any facts or matters stated in any Certification for Payment or to review any attachments thereto, including without limitation the amount of any reimbursement, and may rely solely and conclusively on a Certification of Payment or other written direction from the City or its designee in making a disbursement from the Project Fund.

(b) Approved Certifications for Payment that await reimbursement shall not accrue interest.

(c) Notwithstanding any other provisions of this Agreement, an approved Certification for Payment shall direct the Trustee to make payment as specifically directed therein, out of available funds in the Project Fund. If the Trustee is notified in writing that the request for payment results in ninety percent (90%) or more of the Budgeted Costs for such Improvement Area #1 Project identified in such request for payment being paid, then the Certification for Payment shall direct the Trustee to hold the payment until it receives written notice that work with respect to that Improvement Area #1 Project has been completed and accepted by the City. Neither the Trustee nor the City shall have any liability for relying on the accuracy of the payee information in any Certification for Payment as presented by the Developer or its assignee.

(d) Withholding Payments.

Nothing in this Agreement shall be deemed to prohibit the Developer or the City from contesting in good faith the validity or amount of any mechanics or materialman's lien and/or judgment nor limit the remedies available to the Developer or the City with respect thereto, including the withholding of any payment that may be associated with the exercise of such remedy, so long as such delay in performance shall not subject the Improvement Area #1 Project to foreclosure, forfeiture, or sale. In the event that any such mechanics or materialman's lien and/or judgment with respect to any Improvement Area #1 Project is contested, the Developer shall post or cause delivery of a surety bond in the amount reasonably determined by the City or City may decline to accept the Improvement Area #1 Projects until such mechanics or materialman's lien and/or judgment is satisfied.

ARTICLE VI
OWNERSHIP AND TRANSFER OF AN IMPROVEMENT AREA #1 PROJECT

Section 6.01. Improvement Area #1 Project to be Owned by the City or Mustang SUD – Title Evidence. If required by the City or Mustang SUD, the Developer shall furnish to the City or Mustang SUD, as applicable, a preliminary title report for land with respect to an Improvement Area #1 Project to be acquired and accepted by the City or Mustang SUD, as applicable, from the Developer, and not previously dedicated or otherwise conveyed to the City or Mustang SUD, as applicable, for review and approval at least thirty (30) calendar days prior to the transfer of title of an Improvement Area #1 Project to the City or Mustang SUD, as applicable. The City shall approve the preliminary title report unless it reveals a matter which, in the reasonable judgment of the City, could materially affect the City's clean title or use and enjoyment of any part of the property or easement covered by the preliminary title report. Mustang SUD is expected to follow its standard procedures to approve the title report. In the event the City or Mustang SUD, as applicable, does not approve the preliminary title report, the City or Mustang SUD, as applicable, shall not be obligated to accept title to the Improvement Area #1 Project until the Developer has cured such objections to title to the reasonable satisfaction of the City, or Mustang SUD, as applicable.

Section 6.02. Improvement Area #1 Project Constructed on City Land or Developer Land. If the Improvement Area #1 Project is on land owned by the City, the City hereby grants to the Developer a license to enter upon such land for purposes related to construction (and maintenance pending acquisition and acceptance) of the Improvement Area #1 Project. If the Improvement Area #1 Project is on land owned by the Developer, the Developer hereby grants to the City a nonexclusive easement to enter upon such land for purposes related to inspection and maintenance (pending acquisition and acceptance) of the Improvement Area #1 Project. The grant of a permanent easement shall not relieve the Developer of any obligation to grant the City or Mustang SUD title to property and/or easements related to the Improvement Area #1 Project as required by the Development Agreement or as should, in the City's reasonable judgment, be granted to provide for convenient access to and routine and emergency maintenance of such Improvement Area #1 Project. The provisions for inspection and acceptance of such Improvement Area #1 Project otherwise provided herein shall apply.

ARTICLE VII
REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 7.01. Representations, Covenants and Warranties of the Developer. The Developer represents and warrants for the benefit of the City as follows:

(a) Organization. The Developer consists of one limited liability company duly formed, organized and validly existing under the laws of the State of Texas, is in compliance with the laws of the State of Texas, and has the power and authority to own its properties and assets and to fulfill its obligations in this Agreement and the Development Agreement and to carry on its business in the State of Texas as now being conducted as hereby contemplated.

(b) Authority. The Developer has the power and authority to enter into this Agreement and has taken all action necessary to cause this Agreement to be executed and delivered, and this Agreement has been duly and validly executed and delivered by the Developer.

(c) Binding Obligation. This Agreement is a legal, valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms, subject to bankruptcy and other equitable principles.

(d) Compliance with Law. The Developer shall not commit, suffer or permit any act to be done in, upon or to the lands in the District or the Improvement Area #1 Projects in violation of any law, ordinance, rule, regulation or order of any governmental authority or any covenant, condition or restriction now or hereafter affecting the lands in the District or the Improvement Area #1 Projects.

(e) Requests for Payment. The Developer represents and warrants that (i) it will not request payment from the Project Fund for the acquisition construction or installation of any improvements that are not part of the costs associated with the Improvement Area #1 Projects, and (ii) it will diligently follow all procedures set forth in this Agreement with respect to the Certification for Payments.

(f) Financial Records. For a period of two years after completion of the Improvement Area #1 Projects, the Developer covenants to maintain proper books of record and account for the construction of the Improvement Area #1 Projects and all Costs related thereto. Such accounting books shall be maintained in accordance with generally accepted accounting principles, and shall be available for inspection by the City or its agents at any reasonable time during regular business hours on reasonable notice.

(g) Plans. The Developer represents that it has obtained or will obtain approval of the Plans from all appropriate departments of the City and from any other public entity or public utility from which such approval must be obtained. The Developer further agrees that, subject to the terms hereof, the Improvement Area #1 Projects have been or will be constructed in full compliance with such Plans and any change orders thereto consistent with the Act, this Agreement and the Development Agreement. Developer shall provide as-built plans for all Improvement Area #1 Projects to the City.

(h) Additional Information. The Developer agrees to cooperate with all reasonable written requests for nonproprietary information by the initial purchaser of the Bonds, the City Manager and the City Representative related to the status of construction of the Improvement Area #1 Projects within the District, the anticipated completion dates for future improvements and any other matter that the initial purchaser of the Bonds or City Representative deems material to the investment quality of the Bonds.

(i) Continuing Disclosure Agreement. The Developer agrees to provide the information required pursuant to the Continuing Disclosure Agreement executed by the Developer in connection with the Bonds.

(j) Tax Certificate. The City will deliver a certificate relating to the Bonds (such certificate, as it may be amended and supplemented from time to time, being referred to herein as the "Tax Certificate") containing covenants and agreements designed to satisfy the requirements of 26 U.S. Code Sections 103 and 141 through 150, inclusive, and the federal income tax regulations issued thereunder relating to the use of the proceeds of the Bonds or of any monies, securities or other obligations on deposit to the credit of any of the funds and accounts created by the Indenture or this Agreement or otherwise that may be deemed to be proceeds of the Bonds within the meaning of 26 U.S. Code Section 148 (collectively, "Bond Proceeds").

The Developer covenants to provide, or cause to be provided, such facts and estimates as the City reasonably considers necessary to enable it to execute and deliver its Tax Certificate. The Developer further covenants that (i) such facts and estimates will be based on its reasonable expectations on the date of issuance of the Bonds and will be, to the best of the knowledge of the officers of the Developer providing such facts and estimates, true, correct and complete as of that date, and (ii) the Developer will make reasonable inquires to ensure such truth, correctness and completeness. The Developer covenants that it will not make, or (to the extent that it exercises control or direction) permit to be made, any use or investment of the Bond Proceeds (including, but not limited to, the use of the Improvement Area #1 Projects) that would cause any of the covenants or agreements of the City contained in the Tax Certificate to be violated or that would

otherwise have an adverse effect on the tax-exempt status of the interest payable on the Bonds for federal income tax purposes.

(k) Financial Resources. The Developer represents and warrants that it has the financial resources, or the ability to obtain sufficient financial resources, to meet its obligations under this Agreement, the Service and Assessment Plan and the Development Agreement.

Section 7.02. Indemnification and Hold Harmless. THE DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY INSPECTOR, THE CITY, THE CITY MANAGER/ADMINISTRATOR, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING, AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE IMPROVEMENT AREA #1 PROJECTS ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION OF THE IMPROVEMENT AREA #1 PROJECTS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE IMPROVEMENT AREA #1 PROJECTS; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES AND/OR TRUSTEES, REGARDING OR RELATED TO THE IMPROVEMENT AREA #1 PROJECTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE IMPROVEMENT AREA #1 PROJECTS, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE SOLE OR PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OF ANY INDEMNIFIED PARTY, DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A

WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND THE INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY THE INDEMNIFIED PARTIES, PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, THE INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND DEVELOPER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES.

THIS SECTION 7.02 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

Section 7.03. Use of Monies by City; Changes to Indenture. The City agrees not to take any action or direct the Trustee to take any action to expend, disburse or encumber the monies held in the Project Fund and any monies to be transferred thereto for any purpose other than the purposes permitted by the Indenture. Prior to the acceptance of all the Improvement Area #1 Projects, the City agrees not to modify or supplement the Indenture without the approval of the Developer if as a result or as a consequence of such modification or supplement: (a) the amount of monies that would otherwise have been available under the Indenture for disbursement for the Costs of the Improvement Area #1 Projects is reduced, delayed or deferred, (b) the obligations or liabilities of the Developer are or may be increased or otherwise adversely affected in any manner, or (c) the rights of the Developer are or may be modified, limited, restricted or otherwise substantially adversely affected in any manner.

Section 7.04. No Reduction of Assessments. The Developer agrees not to take any action or actions to reduce the total amount of such Assessments to be levied as of the effective date of this Agreement.

ARTICLE VIII
TERMINATION

Section 8.01. Mutual Consent. This Agreement may be terminated by the mutual, written consent of the City and the Developer, in which event the City may either execute contracts for or perform any remaining work related to the Improvement Area #1 Projects not accepted by the City or other appropriate entity and use all or any portion of funds on deposit in the Project Fund or other amounts transferred to the Project Fund under the terms of the Indenture to pay for same, and the Developer shall have no claim or right to any further payments for the Costs of an Improvement Area #1 Project hereunder, except as otherwise may be provided in such written consent.

Section 8.02. City's Election for Cause.

(a) The City, upon notice to Developer and the passage of the cure period identified in subsection (b) below, may terminate this Agreement, without the consent of the Developer if the Developer shall breach any material covenant or default in the performance of any material obligation hereunder.

(b) If any such breach or default described in Section 8.02(a) occurs, the City shall give written notice of its knowledge of such breach or default to the Developer (and any mortgagee or trust deed beneficiary specified in writing by the Developer to the City to receive such notice). Upon receipt of such notice, Developer agrees to promptly meet and confer with the City Inspector and other appropriate City staff and consultants as to available options to assure timely completion, subject to the terms of this Agreement, of the Improvement Area #1 Projects. The City shall allow the Developer a minimum of forty-five (45) days to eliminate or to mitigate such breach or default to the reasonable satisfaction of the City ("Cure Period"). The Cure Period may be extended, at the sole discretion of the City, if the Developer, to the reasonable satisfaction of the City, is proceeding with diligence to eliminate or mitigate such breach or default. If at the end of the Cure Period (and any extension thereof), as determined reasonably by the City, the Developer has not eliminated or completely mitigated such grounds to the reasonable satisfaction of the City, the City may then terminate this Agreement. Upon termination of this Agreement, the City shall (i) provide written notice of such termination to the Developer (and any mortgagee or trust deed beneficiary specified in writing by the Developer to the City to receive such notice) and (ii) instruct the Trustee in writing to cease making payments for the Actual Costs and/or Budgeted Costs, as appropriate, of Improvement Area #1 Projects, provided that the Developer shall receive payment of the Actual Costs or Budgeted Costs, as appropriate, of any Improvement Area #1 Projects that were accepted by the City at the time of termination, so long as the Developer has complied with the requirements of the Development Agreement, this Agreement and the Indenture.

(c) If this Agreement is terminated by the City for cause, the City may either execute contracts for or perform any remaining work related to the Improvement Area #1 Projects not accepted by the City and use all or any portion of the funds on deposit in the Project Fund or other amounts transferred to the Project Fund and the Developer shall have no claim or right to any further payments for the Improvement Area #1 Projects hereunder, except as otherwise may be provided upon the mutual written consent of the City and the Developer. The City shall have no obligation to perform any work related to an Improvement Area #1 Project or to incur any expense or cost in excess of the remaining balance of the Project Fund.

Section 8.03. Termination Upon Redemption or Defeasance of Bonds. This Agreement will terminate automatically and with no further action by the City or the Developer upon the redemption or defeasance of all outstanding Bonds (including any refunding bonds issued to fund the Bonds) issued under the Indenture.

Section 8.04. Construction of the Improvement Area #1 Projects Upon Termination of this Agreement. Notwithstanding anything to the contrary contained herein, upon the termination of this Agreement pursuant to this Article VIII, the Developer shall perform its obligations with

respect to the Improvement Area #1 Projects in accordance with this Agreement and the Development Agreement.

Section 8.05. Force Majeure. Whenever performance is required of a party hereunder, that party shall use all due diligence and take all necessary measures in good faith to perform, but if completion of performance is delayed by reasons of floods, earthquakes or other acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, damage to work in progress by casualty or by other cause beyond the reasonable control of the party (financial inability excepted) ("Force Majeure"), then the specified time for performance shall be extended by the amount of the delay actually so caused. The extension of time to perform allowed by this Section 8.05 shall not apply unless, within ten (10) business days of the occurrence of an event of Force Majeure, the party needing additional time to perform notifies the other party of the event of Force Majeure and the amount of additional time reasonably required as a result of the occurrence of the event of Force Majeure.

ARTICLE IX
MISCELLANEOUS

Section 9.01. Limited Liability of City. The Developer agrees that any and all obligations of the City arising out of or related to this Agreement are special obligations of the City, and the City's obligations to make any payments hereunder are restricted entirely to the moneys, if any, in the Project Fund and from no other source. Neither the City, the City Inspector, City Representative nor any other City employee, officer, official or agent shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of their actions hereunder or execution hereof.

Section 9.02. Audit. The City Inspector, City Representative or a finance officer of the City shall have the right, during normal business hours and upon the giving of three business days' prior written notice to a Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer with respect to any of the Improvement Area #1 Projects and any bids taken or received for the construction thereof or materials therefor.

Section 9.03. Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City: Attn: Mayor
City of Gunter, Texas
105 N. 4th Street
Gunter, Texas 75058

With a copy to: Attn: Courtney Goodman-Morris
Nichols Jackson LLP
500 N Akard Suite 1800
Dallas, Texas 75201

And to: Attn: Bond Counsel
Robert Dransfield
Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201

To the Developer: Attn: Mehrdad Moayedi
MM Taylor Ranch 496, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234

With a copy to: Attn: Travis Boghetich
Boghetich Law, PLLC
1800 Valley View Lane, Suite 360
Farmers Branch, Texas 75234

Any party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other party.

The City shall advise the Developer of the name and address of any person who is to receive any notice or other communication pursuant to this Agreement.

Section 9.04. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent possible.

Section 9.05. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. Any receivables due under this Agreement may be assigned by the Developer without the consent of, but upon written notice to the City pursuant to Section 9.03 of this Agreement. The obligations, requirements, or covenants of this Agreement shall be able to be assigned to an affiliate or related entity of the Developer, or any lien holder on the Property, without prior written consent of the City. The obligations, requirements, or covenants of this Agreement shall not be assigned by the Developer to a non-affiliate or non-related entity of the Developer without prior written consent of the City Manager/Administrator or City Representative, (which consent shall not be unreasonably withheld if assignee demonstrates financial ability to perform), except pursuant to a collateral assignment to any person or entity providing construction financing to the Developer for an Improvement Area #1 Project, provided such person or entity expressly agrees to assume all obligations of the Developer hereunder if there is a default under such financing and such Person elects to complete the Improvement Area #1 Project. No such assignment shall be made by the Developer or any successor or assignee of the Developer that results in the City being an "obligated person" within

the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission (the "SEC") without the express written consent of the City. In any event, any such assignment shall be in writing, shall clearly identify the scope of the rights and/or obligations assigned and may not otherwise amend the terms of this Agreement. The City may assign, by a separate writing, certain rights as described in this Agreement and in the Indenture to the Trustee, and the Developer hereby consents to such assignment.

Section 9.06. Other Agreements. The obligations of the Developer hereunder shall be those of a party hereto and not as an owner of property in the District. Nothing herein shall be construed as affecting the City's or the Developer's rights or duties to perform their respective obligations under other agreements, use regulations, ordinances or subdivision requirements relating to the development of the lands in the District, including the applicable Construction Contracts and the Development Agreement. To the extent there is a conflict between this Agreement and the Development Agreement, the Development Agreement shall control. To the extent there is a conflict between this Agreement and the Indenture, the Indenture shall control.

Section 9.07. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by any other party, or the failure by a party to exercise its rights upon the default of any other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by such other party with the terms of this Agreement thereafter.

Section 9.08. Merger. No other agreement, statement or promise made by any party or any employee, officer or agent of any party with respect to any matters covered hereby that is not in writing and signed by all the parties to this Agreement shall be binding.

Section 9.09. Parties in Interest. Nothing in this Agreement, expressed or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer any rights, remedies or claims under or by reason of this Agreement or any covenants, conditions or stipulations hereof, and all covenants, conditions, promises and agreements in this Agreement contained by or on behalf of the City or the Developer shall be for the sole and exclusive benefit of the City and the Developer.

Section 9.10. Amendment. Except as otherwise provided in Section 9.05, upon agreement by the parties, this Agreement may be amended, from time to time in a manner consistent with the Act, the Indenture, and the Bond Ordinance by written supplement hereto and executed in counterparts, each of which shall be deemed an original.

Section 9.11. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

Section 9.12. Effective Date. This Agreement has been dated as of the date first above written solely for the purpose of convenience of reference and shall become effective upon its execution and delivery, on the Closing Date of the Bonds, by the parties hereto. All representations and warranties set forth therein shall be deemed to have been made on the Closing Date of the Bonds.

Section 9.13. Term. The term of this Agreement, other than the provisions contained in Section 7.02, which shall survive the termination of this Agreement, shall be the earlier of (i) thirty (30) years or (ii) upon redemption or defeasance of the Bonds (including any refunding bonds issued to refund the Bonds) issued under the Indenture. If the Developer defaults under this Agreement or the Development Agreement, this Agreement and the Development Agreement shall not terminate with respect to the costs of the Improvement Area #1 Projects that have been approved by the City pursuant to a Certification for Payment prior to the date of termination based on such default.

Section 9.14 No Waiver of Powers or Immunity. The City does not waive or surrender any of its governmental powers, immunities, or rights except as necessary to allow Developer to enforce its remedies under this Agreement.

Section 9.15 Statutory Verifications.

The Developer makes the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Section 9.16. Form 1295. Submitted herewith is a completed Form 1295 in connection with the Developer's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of _____, 2026.

CITY OF GUNTER, TEXAS

By: _____
Name: Karen Souther
Title: Mayor

ATTEST:

_____
Name: Detra Gaines
Title: City Secretary

(City Seal)

DEVELOPER:

MM Taylor Ranch 496, LLC,
a Texas limited liability company

By: MM Kaufman 1132, LLC,
a Texas limited liability company
Its Manager

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

Exhibit A
CERTIFICATION FOR PAYMENT FORM – IMPROVEMENT AREA #1 PROJECTS

CERTIFICATION FOR PAYMENT NO. _____

The undersigned is a lawfully authorized representative for MM Taylor Ranch 496, LLC, (the "Developer") and requests payment from the Improvement Area #1 Projects Account of the Project Fund from U.S. Bank Trust Company, National Association (the "Trustee") in the amount of _____ for labor, materials, fees, and/or other general costs related to the construction and installation of the following Improvement Area #1 Projects related to the Taylor Ranch Public Improvement District (the "Improvement Area #1 Projects"):

[insert specific Improvement Area #1 Project this request is for here]

Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Taylor Ranch Public Improvement District Improvement Area #1 Construction, Funding, and Acquisition Agreement.

In connection to the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Certification for Payment Form on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The payment requested for the below referenced Improvement Area #1 Project(s) has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.

3. The itemized amounts listed for the Improvement Area #1 Project(s) below is a true and accurate representation of the Actual Costs incurred by Developer with the construction and installation of said Improvement Area #1 Project(s) identified above, and such costs are (i) in compliance with the Taylor Ranch Public Improvement District Construction, Funding and Acquisition Agreement, and (ii) consistent with the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Taylor Ranch Public Improvement District Construction, Funding and Acquisition Agreement, the Indenture, and the Service and Assessment Plan.

5. All conditions set forth in the Indenture for the payment hereby requested have been satisfied.

6. The work with respect to the Improvement Area #1 Project(s) identified above (or its completed segment, portion or segment) has been completed and the City or Mustang Special Utility District has inspected or may begin inspection of the Improvement Area #1

Project(s). If this request for payment results in ninety percent (90%) or more of the Budgeted Costs for the Improvement Area #1 Project(s) identified above being paid, then the work with respect to the Improvement Area #1 Project(s) has been completed and the City has inspected and accepted the Improvement Area #1 Project(s).

7. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested are as follows:

Payee / Description of Improvement Area #1 Project	**Total Cost of Improvement Area #1 Project**	**Budgeted Cost of Improvement Area #1 Project**	**Amount to be paid from the Project Fund**

Attached hereto, are receipts, purchase orders, change orders, and similar instruments which support and validate the above requested payments.

Pursuant to the Taylor Ranch Public Improvement District Improvement Area #1 Construction, Funding, and Acquisition Agreement, after receiving this Certification for Payment, the City is authorized to inspect the Improvement Area #1 Project (or completed segment, portion or segment) and confirm that said work has been completed in accordance with all applicable governmental laws, rules, and Plans.

I hereby declare that the above representations and warranties are true and correct.

MM TAYLOR RANCH 496, LLC

By:_____
Name: _____
Title: _____
Date: _____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Certification for Payment. After reviewing the Certification for Payment, the City approves the Certification for Payment and shall include said payments in the City Certificate submitted to the Trustee directing payments to be made from the Project Fund. The City's approval of the Certification for Payment shall not have the effect of estopping or preventing the City from asserting claims under the Taylor Ranch Public Improvement District Improvement Area #1 Construction, Funding, and Acquisition Agreement, the Indenture, the Service and Assessment Plan, or any other agreement between the parties or that there is a defect in the Improvement Area #1 Projects.

CITY OF GUNTER, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT B

FORM OF CLOSING DISBURSEMENT REQUEST

The undersigned is an agent for MM Taylor Ranch 496, LLC, (the "Developer") and requests payment from:

The [Improvement Area #1 Projects Account][Costs of Issuance Account] of the Project Fund (as defined in the Taylor Ranch Public Improvement District Improvement Area #1 Construction, Funding, and Acquisition Agreement) from U.S. Bank Trust Company, National Association, (the "Trustee") in the amount of _____DOLLARS ($_____) for costs incurred in the establishment, administration, and operation of the Taylor Ranch Public Improvement District (the "District"), as follows:

Closing Costs Description	**Cost**	**PID Allocated Cost**
TOTAL		

In connection to the above referenced payments, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Closing Disbursement Request on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The payment requested for the above referenced establishment, administration, and operation of the District at the time of the delivery of the Bonds has not been the subject of any prior payment request submitted to the City.

3. The amount listed for the above itemized costs is a true and accurate representation of the Actual Costs incurred by Developer with the establishment of the District at the time of the delivery of the Bonds, and such costs are in compliance with the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Taylor Ranch Public Improvement District Improvement Area #1 Construction, Funding, and Acquisition Agreement, the Indenture, or the Service and Assessment Plan.

5. All conditions set forth in the Indenture for the payment hereby requested have been satisfied.

6. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested hereunder shall be made as directed below:

a. X amount to Person or Account Y for Z goods or services.
b. Etc.

I hereby declare that the above representations and warranties are true and correct.

MM TAYLOR RANCH 496, LLC

By: _____
Name: _____
Title: _____
Date: _____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Closing Disbursement Request. After reviewing the Closing Disbursement Request, the City approves the Closing Disbursement Request and authorizes and directs payment of such amounts by Trustee from the Costs of Issuance Account of the Project Fund and/or the Improvement Area #1 Projects Account of the Project Fund, as applicable, upon delivery of the Bonds. The City's approval of the Closing Disbursement Request shall not have the effect of estopping or preventing the City from asserting claims under the Taylor Ranch Public Improvement District Improvements Area #1 Construction, Funding and Acquisition Agreement, the Indenture, the Service and Assessment Plan, or any other agreement between the parties or that there is a defect in an Improvement Area #1 Project.

CITY OF GUNTER, TEXAS

By: _____
Name: _____
Title: _____

Date: _____

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APPENDIX G

DEVELOPMENT AGREEMENT

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Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

Instrument Number: 2023 - 12401

ERecordings-RP

Recorded On: May 12, 2023 03:12 PM

Number of Pages: 98

" Examined and Charged as Follows: "

Total Recording: $400.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described Document because of color or race is invalid and unenforceable under federal law.

File Information:		**Record and Return To:**
Document Number:	12401	Simplifile
Receipt Number:	20230512000139	100 W. Houston Ste. 17
Recorded Date/Time:	May 12, 2023 03:12 PM	
User:	Kenady P	Sherman TX 75090
Station:	CC007	

STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

2023 - 12401

PALMER LAKES
DEVELOPMENT AGREEMENT

BETWEEN

MM TAYLOR RANCH 496, LLC

AND

THE CITY OF GUNTER, TEXAS

May 11, 2023

PALMER LAKES DEVELOPMENT AGREEMENT

This Palmer Lakes Development Agreement (this "Agreement") is executed between **MM TAYLOR RANCH 496, LLC**, a Texas limited liability company, (the "Developer") and the **CITY OF GUNTER, TEXAS** (the "City") to be effective on the 11th day of May, 2023 (the "Effective Date").

RECITALS

WHEREAS, certain capitalized terms used herein are defined in Article I; and

WHEREAS, the City is a Type A general law municipality of the state of Texas located within Grayson County (the "County"); and

WHEREAS, the Developer and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this Agreement; and

WHEREAS, Developer owns approximately 496 acres of land located entirely in the extra-territorial jurisdiction of the City and within Grayson County, Texas and is described by metes and bounds on **Exhibit A** and depicted in **Exhibit A-1**, (the "Property"); and

WHEREAS, the Developer intends to develop the Property as a residential and commercial development as described in this Agreement (the "Development"); and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the development of the Property and the use of TIRZ and PID funds; and

WHEREAS, the Parties intend for the Property to be developed in a manner consistent with the City's zoning requirements, building material requirements and building code requirements, except as otherwise provided herein, including in the Development Standards attached hereto as **Exhibit C** (the "Development Standards"); and

WHEREAS, the Parties intend that the Property will be developed in accordance with the concept plan attached hereto as **Exhibit B** (the "Concept Plan"), the Development Standards, and the trails and open space plan attached herein as **Exhibit D** (the "Trails and Open Space Plan"); and

WHEREAS, the Developer intends to construct and/or make financial contributions to certain onsite and/or offsite public improvements to serve the Development; and

WHEREAS, in consideration of the Developer's agreements contained herein to develop the Property as envisioned by the Parties, and to incentivize the development of the Property, the City has agreed to reduce the capital recovery fees for the development of the Property as specifically set forth in this Agreement; and

WHEREAS, Mustang Special Utility District ("Mustang") holds the certificates of convenience and necessity (the "CCNs"), or is in the processing of acquiring such CCNs from the

City, to provide retail water and wastewater service to the Property, and the Parties intend for Mustang to provide retail water and wastewater service to the Property; and

WHEREAS, subject to any cost participation undertaken by the Mustang for oversizing water or wastewater facilities inside the Property to serve surrounding properties, the Development will require Developer to build certain onsite infrastructure, including streets and roads; drainage; water, sanitary sewer, and other utility systems; parks, open space, landscaping, and trail systems; and dedicate land for all of the onsite public improvements (collectively, "Onsite Public Improvements"); and

WHEREAS, the City has determined that full development of the Property as provided herein will promote local economic development within the City and will stimulate business and commercial activity within the City, which will drive infrastructure investment and job creation, and have a multiplier effect that increases both the City's tax base and utility revenues; and

WHEREAS, the Parties have determined that the Development will increase the amount of quality housing within the City; and

WHEREAS, the Parties have determined that the financing of the Public Infrastructure necessary for the Development, can best be achieved by means of a Public Improvement District (a "PID"), described in Chapter 372, Texas Local Government Code, as amended, entitled the "Public Improvement District Assessment Act" (the "PID Act"); and

WHEREAS, in consideration of the Developer's agreements contained herein, the City intends to provide financing arrangements under the PID Act for the Property that will enable the Developer, in accordance with the PID Act, to: (a) fund a specified portion of the costs of the Public Infrastructure using the proceeds of PID Bonds issued by the City; and/or (b) obtain reimbursement for the specified portion of the costs of the Public Infrastructure, the source of which reimbursement will be from Assessments on the Property as provided in the SAP, provided that such reimbursements shall be subordinate to the payment of PID Bonds and Administrative Expenses; and

WHEREAS, the City, subject to the consent and approval of the City Council, and in accordance with the terms of this Agreement and all legal requirements, intends to: (i) adopt a PID Service and Assessment Plan; (ii) adopt an Assessment Ordinance to pay for a specified portion of the estimated cost of the Public Infrastructure and the costs associated with the Administrative Expenses of the PID and issuance of the PID Bonds; and (iii) issue PID Bonds for the purpose of financing a specified portion of the costs of the Public Infrastructure and related costs (including Administrative Expenses) and paying issuance costs, the cost of funding all reserves, accounts, and funds, and all other costs required by the applicable Bond Ordinance (including a capitalized interest account, a debt service reserve fund, and the project fund); and

WHEREAS, prior to the sale of the first PID Bond issue secured by Assessments levied against the Property: (a) the City Council shall have, in its sole legislative discretion, approved and adopted a resolution creating the PID in accordance with the PID Act, a PID Service and Assessment Plan and an Assessment Ordinance (collectively, the "PID Documents"); (b) the City shall have reviewed and approved the Home Buyer Disclosure Program; (c) owners of the property constituting all of the acreage within the boundaries of the PID shall have executed a Landowner

Agreement; and (d) the Developer shall have delivered a fully executed copy of the Landowner Agreement to the City and filed the same with Grayson County; and

WHEREAS, the City recognizes that financing, through Assessments, of the Public Infrastructure to serve the Property confers a special benefit to the Property; and

WHEREAS, the Parties agree that the Public Infrastructure are also improvements that qualify as projects under Chapter 311 of the Texas Tax Code, as amended (the "TIF Act"); and

WHEREAS, in consideration of the Developer's agreements contained herein, and prior to the authorization of the first PID Bond issue, the City intends to exercise its powers under the TIF Act to create a tax increment reinvestment zone coterminous with the boundaries of the PID (the "TIRZ"); and

WHEREAS, the City and the Developer agree that the Development can best continue pursuant to a development agreement such as this Agreement; and

WHEREAS, the Parties have the authority to enter into this Agreement pursuant to Section 212.171 *et seq* of the Texas Local Government Code and other applicable law; and

WHEREAS, the Parties intend that Developer shall execute and return a petition satisfying all legal requisites for annexation of the Property under Texas Local Government Code, Chapter 43, as forth in Article VI below.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I
GENERAL TERMS AND DEFINITIONS

1.1 Definitions. Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Administrative Expenses shall include, without limitation, expenses incurred by the City in the establishment, administration, and operation of the PID, and TIRZ, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, administrators, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the PID and TIRZ and preparing the Assessment Rolls, (iii) computing, levying, collecting and transmitting the Assessments or the installments thereof, (iv) maintaining the record of installments, payments and reallocations and/or cancellations of the Assessments, (v) investing or depositing the Assessments or other monies, and (vi) complying with the PID Act and TIF Act, and other costs as may be set forth in the SAP and/or TIRZ Project and Finance Plan.

Agreement is defined in the introductory paragraph.

Amenity Center is defined in Section 3.6.

Assessment means a special assessment levied by the City on property within the PID pursuant to Chapter 372 of the Texas Local Government Code.

Assessment Ordinance means an ordinance adopted by the City Council which levies Assessments on the Property in accordance with the PID Act to pay for a specified portion of the costs of certain Public Infrastructure and interest thereon set forth in the PID Service and Assessment Plan as well as the costs associated with the issuance of the PID Bonds that provide a special benefit to the Property.

Bank Qualified Debt Fee is defined in Section 7.5(a).

Bond Indenture means a trust indenture by and between the issuer of PID Bonds and a trustee bank under which PID Bonds are issued and funds disbursed.

Bond Ordinance means and refers to an ordinance adopted by the City Council that authorizes and approves the issuance and sale of the PID Bonds by the City.

CCNs is defined in the Recitals.

Certification for Payment Form means a certificate which shall be submitted to the City no more frequently than monthly for work completed on any of the Public Infrastructure, in substantially the same form as **Exhibit I** attached hereto.

Chapter 380 means Chapter 380 of the Texas Local Government Code and the portions of Chapter 311 of the Texas Tax Code allowing TIRZ funds to be used for Chapter 380 purposes.

City is defined in the introductory paragraph.

City Assignee is defined in Section 9.2.

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Development.

Claims is defined in Section 4.2(a).

Concept Plan is defined in the Recitals and is attached as **Exhibit B**, as amended in accordance with this Agreement.

Cost Overrun is defined in Section 7.2.

Cost Underrun is defined in Section 7.3

Developer is defined in the introductory paragraph.

Developer Assignee is defined in Section 9.1(a).

Development is defined in the Recitals.

Development Standards is defined in the Recitals and are attached as **Exhibit C**.

Dog Park is defined in Section 3.7.

Effective Date is the date in the introductory paragraph.

Eminent Domain Fees is defined in Section 2.3.

End-Buyer is defined in Section 10.1.

HOA means the homeowner's association to be created by Developer to have covenants, conditions and restrictions on all residential development in the Development.

Home Buyer Disclosure Program means the disclosure program, administered by the PID Administrator as set forth in a document in the form of **Exhibit K** that establishes a mechanism to disclose to each End Buyer the terms and conditions under which their lot is burdened by the PID.

Indemnified Party is defined in Section 4.2(a).

Landowner Agreement means the agreement, as set forth in a document in the form of **Exhibit L** of an owner of the Property consenting to the form and terms of the PID Documents.

Mustang is defined in the Recitals.

Notice is defined in Section 11.2.

Onsite Public Improvements is defined in the Recitals.

Open Space Park is defined in Section 3.7.

Park Fee is defined in Section 4.1(b)

Parties means the Developer and the City.

Party means the Developer or the City.

Payment Certificate means a Certification for Payment Form that has been fully-filled out and deemed sufficient by the City, as further described in Section 7.4.

PID is defined in the Recitals.

PID Act is defined in the Recitals.

PID Bonds means assessment revenue bonds issued by the City and secured by Assessments on the Property.

PID Bond Proceeds mean the funds generated from the sale of the PID Bonds.

PID Documents is defined in the Recitals.

PID Projects is defined in Section 7.1(c).

PID Project Costs is defined in Section 7.1(d).

PID Service and Assessment Plan means the service and assessment plan adopted by the City Council, and amended annually, if needed, by the City Council pursuant to the PID Act for the purpose of assessing allocated costs against property within the boundaries of the PID having terms, provisions and findings approved by the City, as required by this Agreement.

Property is defined in the Recitals.

Public Infrastructure means water, wastewater, drainage, roadway, and other public infrastructure necessary to serve the full development of the Property, including the Onsite Public Improvements.

Reimbursement Agreement means the agreement between the City and the Developer in which Developer agrees to fund certain costs of the Public Infrastructure and the City agrees to reimburse Developer for a portion of such costs of the Public Infrastructure funded by Developer with interest with the proceeds of Assessments as permitted by the PID Act.

Service and Assessment Plan or SAP means a PID Service and Assessment Plan adopted by the City Council, as may be updated, supplemented, and amended annually, if needed, by the City Council pursuant to the PID Act for the purpose of assessing allocated costs against property located within the boundaries of the PID having terms, provisions and findings approved by the City, as required by this Agreement.

Roadway Improvements is defined in Section 2.1(c) and depicted in **Exhibit E**.

TIF Act is defined in the Recitals.

TIRZ is defined in the Recitals.

TIRZ Documents means the TIRZ Project and Finance Plan and the TIRZ Ordinance.

TIRZ Fund(s) mean(s) the fund(s) set up by the City in order to receive the TIRZ funds in accordance with this Agreement and the TIRZ Documents.

TIRZ Ordinance means a City ordinance creating the TIRZ pursuant to the TIRZ Act, and any subsequent ordinances effectuating amendments thereto.

TIRZ Project and Finance Plan means the project and finance plan for the TIRZ approved in accordance with the TIF Act.

Trail is defined in Section 3.7.

Trails and Open Space Plan is defined in the Recitals and depicted on **Exhibit D**.

Water Improvements is defined in Section 2.1(d) and depicted on **Exhibit F**.

Wastewater Improvements is defined in Section 2.1(e) and depicted on **Exhibit F**

ARTICLE II
PUBLIC INFRASTRUCTURE

2.1 Public Infrastructure.

(a) Standards. Except as otherwise expressly provided for in this Agreement, all Public Infrastructure shall be designed, constructed and installed by the Developer in compliance with the City Regulations. Construction and/or installation of Public Infrastructure shall not begin until complete and accurate plans and specifications have been approved by the City. Each contract for construction of Public Infrastructure shall require a two-year maintenance bond following completion of such Public Infrastructure, which bond shall run in favor of the Party responsible for maintenance of the completed Public Infrastructure. To the extent easements or rights-of-way are needed within the Property and/or on the perimeter of the Property, they shall be conveyed or dedicated by the Developer to the City, or to Mustang, as applicable, at no cost to the City or Mustang, provided however, this provisions shall not be construed to limit or prohibit Developer from receiving a reimbursement from the PID or from PID Bond proceeds for the conveyance and/or dedication of such rights-of-way. The Public Infrastructure will be installed within easements granted to the City or Mustang, as applicable, or in the public right-of-way, however utilities must be in an easement separate from the right-of-way. The size of the Public Infrastructure shall be as finally determined by the City's engineer, or for water and wastewater Mustang's engineer, however, should the City's engineer, or Mustang's engineer, determine oversizing is needed to serve property other than the Development, then the City, or Mustang, shall pay its proportionate share of such oversizing costs as they become due and payable under the construction contract.

(b) ROW Dedication. The Developer shall, either by plat or by deed as requested by the City, dedicate or convey the right-of-way for thoroughfares, roads, streets, and alleys, provided however, this provision shall not be construed to limit or prohibit Developer from receiving a reimbursement from the PID or from PID Bond proceeds for the conveyance and/or dedication of such rights-of-way.

(c) Roadway Improvements by Developer. Developer shall, as its sole cost and expense, perform, design and construct, at no cost to the City, all roadway Onsite Public Improvements necessary to serve the Development, and all offsite Roadway Improvements as described in **Exhibit C** and depicted on **Exhibit E** (collectively, the "Roadway Improvements"). Provided, nothing in this section shall prohibit Developer from seeking reimbursement from the

PID or from PID Bond proceeds for the costs associated with the design and construction of the Roadway Improvements. The Developer shall, during the course of development, construct or improve concrete roadways adjacent to the Property, as depicted on **Exhibit E**. Provided, the Developer shall not be required to construct or improve such roadways until such time as the Developer is developing such portions of the Property which are adjacent to such roadways.

(d) Water Improvements by Developer. Developer shall, as its sole cost and expense, perform, design and construct, at no cost to the City, all water Onsite Public Improvements necessary to serve the Development, as depicted on **Exhibit F** (the "Water Improvements"). Provided, nothing in this section shall prohibit Developer from seeking reimbursement from the PID or from PID Bond proceeds for the costs associated with the design and construction of the Water Improvements.

(e) Wastewater Improvements by Developer. Developer shall, as its sole cost and expense, perform, design and construct, at no cost to the City, all wastewater Onsite Public Improvements necessary to serve the Development, as depicted on **Exhibit F** (the "Wastewater Improvements"). Provided, nothing in this section shall prohibit Developer from seeking reimbursement from the PID or from PID Bond proceeds for the costs associated with the design and construction of the Wastewater Improvements.

2.2 Inspections, Acceptance of Public Infrastructure.

(a) Roadway and Storm Infrastructure. The City shall have the right to inspect, at any time, the construction of all roadway and storm water Public Infrastructure, and any related Public Infrastructure necessary to support the proposed development within the Property, which shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations.

(b) Water and Wastewater Infrastructure. The City and/or Mustang, as applicable, shall have the right to inspect the construction of all water and wastewater Public Infrastructure at any time, which water and wastewater shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations. The timing of construction of the various components of the water and wastewater Public Infrastructure shall be as required by the City Regulations and Mustang's regulations.

(c) No Release. The City's and/or Mustang's, as applicable, inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Public Infrastructure in accordance with approved engineering plans, construction plans, and other approved plans related to the Development provided the City, satisfies its obligations under this Agreement.

(d) City/Mustang Owned. From and after the inspection and acceptance by the City and/or Mustang, as applicable, of the Public Infrastructure and any other dedications required under this Agreement, such improvements and dedications shall be owned by the City and/or Mustang.

(e) Approval of Plats/Plans. Approval of plats, permits, plans, designs or specifications by the City shall be in accordance with the City Regulations. Approval by the City, the City's engineer or other City employee or representative of any plats, permits, plans, designs or specifications submitted pursuant to this Agreement or pursuant to the City Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the Developer or the Developer's engineer, or engineer's officers, agents, servants, or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of the Developer related to the Property shall meet the requirements of the applicable City Regulations. Plans and approvals required by Mustang for Water Improvements and Wastewater Improvements shall be submitted and reviewed by Mustang as required by Mustang's regulations.

2.3 Eminent Domain. The Developer agrees to use commercially reasonable efforts to obtain all third-party rights-of-way, consents, or easements, if any, required for the Public Infrastructure. If, however, the Developer is unable to obtain such third-party rights-of-way, consents, or easements within ninety (90) days of the Effective Date, the City agrees to take reasonable steps to secure same (subject to City Council authorization after a finding of public necessity) through the use of the City's power of eminent domain. The Developer shall be responsible for funding all reasonable and necessary legal proceeding/litigation costs, attorney's fees and related expenses, and appraiser and expert witness fees (collectively, "Eminent Domain Fees") paid or incurred by the City in the exercise of its eminent domain powers and shall, if requested in writing by the City, escrow with a mutually agreed upon escrow agent the City's reasonably estimated Eminent Domain Fees both in advance of the initiations of each eminent domain proceeding and as funds are needed by the City. Provided that the escrow fund remains appropriately funded in accordance with this Agreement, the City will use all reasonable efforts to expedite such condemnation procedures so that the Public Infrastructure can be constructed as soon as reasonably practicable. If the City's Eminent Domain Fees exceed the amount of funds escrowed in accordance with this paragraph, the Developer shall deposit additional funds as requested by the City into the escrow account within ten (10) days after written Notice from the City. City is not required to continue pursuing the eminent domain unless and until the Developer deposits addition Eminent Domain Fees with the City. Any unused escrow funds will be refunded to the Developer with thirty (30) days after any condemnation award or settlement becomes final and non-appealable. Nothing in this subsection is intended to constitute a delegation of the police powers or governmental authority of the City, and the City reserves the right, at all times, to control its proceedings in eminent domain.

2.4 Operation and Maintenance.

(a) Upon inspection, approval, and acceptance of the water and wastewater Public Infrastructure or any portion thereof, Mustang, shall maintain and operate the accepted water and wastewater infrastructure or any accepted portion thereof and provide water and wastewater service to the Property.

(b) Upon inspection, approval, and acceptance of the roadway and storm water Public Infrastructure or any portion thereof, the City shall maintain and operate the roadways and storm water infrastructure or any accepted portion thereof.

(c) Maintenance and operation of open spaces, trails, common areas, right-of-way irrigation systems, right-of-way landscaping, screening walls, detention ponds and any other common improvements or appurtenances shall be maintained and operated by the HOA, even when located on public property. The City shall provide any maintenance or other easements to the HOA reasonably necessary for the HOA to fulfill such obligations.

2.5 Temporary Street Closures. To the extent reasonably requested by the Developer in connection with the construction of the Public Infrastructure, the City shall grant and issue to the Developer all necessary permits to authorize temporary closures of, and shall grant and issue to the Developer all necessary permits to make cuts or other perforations in, demolish and excavate all or portions of any City street, alley or other public right-of-way that is under control of the City and that is contained in whole or in part within the Property or that abuts any portion of the Property; provided however, all such actions are subject to the City's obligations to preserve and protect public health, safety, and welfare. Developer shall create an alternative route/detour plan and be responsible for the costs of implementing and maintaining the alternative route/detour, including lawful signage.

ARTICLE III
DEVELOPMENT REGULATIONS

3.1 Full Compliance with City Standards.

(a) Development of the Property shall be subject to the applicable City Regulations.

(b) The Parties agree the Concept Plan was created by the Developer for illustrating the boundary, lot mix and general layout of the Development. Specifically, it is anticipated that the Property be developed in approximately 665 residential lots consisting of 50', 80' and 100' lots; an approximately 2-acre commercial site; the Amenity Center; the Open Space Park; the Trail; and the Dog Park. Any amendment to the Concept Plan approved pursuant to the City Regulations shall be considered an amendment to this Agreement and shall replace the attached Concept Plan and become a part of this Agreement. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his reasonable discretion to be minor in nature. If the City Manager deems an amendment to not be minor in nature, the Concept Plan may be amended as set forth in the City Regulations.

3.2 Plat. The Developer may submit a plat for all or any portion of the Property. Any plat shall be in general conformance with the Concept Plan, including any amendments. The processing and content of all plats must adhere to the City Regulations, as they may be expressly altered by this Agreement.

3.3 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the date upon which the last of all of the Parties has approved and duly executed this Agreement. The Developer does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the

Texas Local Government Code. Upon an administratively complete application for a final plat for any portion of the Property, Developer may claim vested rights as to the portion of the Property contained in the final plat based upon City Regulations in effect at the time of final plat application, except to the extent such claim would cause the City's building material regulations in the zoning ordinance or in other City ordinances to be inapplicable.

3.4 Building Codes, Fire Codes and Building Materials. *As consideration for the capital recovery fees being reduced and impact fees being waived for the Property, Developer has consented to and requested, and the Parties agree, that* ***Exhibit C****, the City-adopted building codes and local amendments as subsequently amended, the City-adopted fire codes and local amendments as subsequently amended, and the City's building material regulations contained in the zoning ordinance and in other City ordinances, all as subsequently amended, to apply to the Property, and voluntarily agrees to burden the Property with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended. The Parties further acknowledge and agree that the terms, provisions, covenants, and agreements contained in, or referenced in, this paragraph are covenants that touch and concern the Property and that it is the intent of the Parties that such terms, provisions, covenants, and agreements shall run with the Property and shall be binding upon the Parties hereto, their successors and assigns, and all subsequent owners of the Property. Should any amendment to the building material regulations contained in the zoning ordinance and in other city ordinances be held to be invalid by a court of competent jurisdiction, the Parties agree that the building material regulations in effect on August 1, 2019 shall then touch and concern the Property and be binding upon the Property.*

3.5 Internet and Gas Lines. Developer shall install within public rights-of-way or public easements high-speed internet infrastructure (either fiber or a future technology approved by the City) or gas lines to the perimeter of each lot. The high-speed internet infrastructure/fiber or gas lines shall be adequately sized to serve the intended use of the lot, with the high-speed internet infrastructure/fiber being capable of transmitting high-speed internet of at least 1 gig per second. Once installed, the Developer shall have no obligation to own, maintain or upgrade such high-speed internet infrastructure or gas lines. Within one hundred twenty (120) days after recording a final plat, Developer shall complete such internet and gas lines for such portion of the Property in which a final plat has been recorded.

3.6 Amenity Center. Developer shall construct the amenity center, to be owned, operated and maintained by the HOA, as depicted on the Concept Plan (the "Amenity Center"). Completion of the Amenity Center by Developer shall be evidenced by a certificate of occupancy from the City. The Amenity Center shall include a pool, restrooms, shade structure and play area. The Developer shall obtain a building permit for the Amenity Center prior to the issuance of the 301st building permit for a single-family home within the Development, and receive a certificate of occupancy within eighteen (18) months of the issuance of the building permit.

3.7 Trails and Open Space. During the course of development, Developer shall construct the following in substantial conformance to **Exhibit D**: (i) a trail being at least 8 feet wide, made of crushed, compacted granite or like material, which shall have trees, benches and landscaping (the "Trail"), (ii) a dog park (the "Dog Park"), and (iii) an open space park (the "Open Space Park"). The Trail, Dog Park, and Open Space Park shall be owned and maintained by the

HOA, but a public use easement and/or trail easement shall be provided to the City for all improvements funded by the PID, if any. The Trail, Park, and Dog Park are further depicted on the Trails and Open Space Plan attached hereto as **Exhibit D.**

ARTICLE IV
DEVELOPMENT PROCESS AND CHARGES

4.1 Capital Recovery Fees.

(a) Fees. The Developer is responsible for the construction or causing the construction of all Public Infrastructure, to the extent such improvements are necessitated by and attributable to the Development. Except as specifically described below, the Property shall be subject to those fees and charges due and payable to the City in connection with the Development, that are charged pursuant to City Regulations to other developments located in the corporate limits of the City. Notwithstanding the foregoing, pro rata fees, impact fees for water, sewer, and roadways and other capital recovery fees shall not be charged for single-family development against the Property other than the Park Fee. Notwithstanding the foregoing, future roadway impact fees adopted by the City shall not be charged against the Property unless Developer fails to complete the two-lane offsite Roadway Improvements described in Section 2.1(c) and in accordance with the schedule provided herein.

(b) Park Fees. Park fees in lieu of dedication shall be paid at time of building permit in the amount of $1,500 per residential unit for the first five (5) years following the Effective Date of this Agreement and increased by an additional $500.00 each five-year period thereafter ("Park Fee").

(c) Public Education Support. The Developer requests, and the City agrees, that a fixed payment for public education support to be collected upon the issuance of a single-family residential lot's building permit in the amount of One Hundred dollars ($100.00) per lot. No less than annually, the City shall remit the funds collected in accordance with this paragraph to the Gunter Education Foundation. Developer agrees to cause the covenants, conditions and restrictions of any residential HOA's within the Property will contain a provision in support of public education that functions substantially similar to the sample covenant attached hereto as **Exhibit H.**

4.2 INDEMNIFICATION AND HOLD HARMLESS.

(a) THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE PUBLIC INFRASTRUCTURE ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS

AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PUBLIC INFRASTRUCTURE; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC INFRASTRUCTURE OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC INFRASTRUCTURE, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

(b) IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND DEVELOPER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) THIS SECTION 4.2 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

4.3 THE DEVELOPER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/DEVELOPERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT.

(a) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, PROVIDED THERE ARE NO CITY DEFAULTS UNDER THIS AGREEMENT:

(I) THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND DEVELOPER'S DEVELOPMENT OF THE PROPERTY PLACES ON THE CITY'S INFRASTRUCTURE.

(III) THE DEVELOPER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 4.3 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE V
TERM

5.1 The term of this Agreement shall be for the shorter of (a) a period of forty-five (45) years after the Effective Date, unless shortened by mutual agreement of the Developer and the City, or (b) the date the Parties acknowledge in writing that all Parties have fulfilled their obligations hereunder.

ARTICLE VI
ANNEXATION

6.1 Annexation.

(a) Developer intends for this Agreement to serve as a voluntary petition for annexation, and Developer hereby voluntarily petitions the City Council of the City to annex the Property and commence annexation proceeding upon the first to occur of (i) the issuance of the first series of PID Bonds; (ii) the adoption of an Assessment Ordinance; or (iii) the second anniversary of the Effective Date. Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the Property into the City's corporate limits. If, after such time as one of the aforementioned conditions occurs, the City is unable to complete the annexation of the Property for any reason, including but not limited to procedural error or legal challenge, Developer shall execute another voluntary annexation petition for the Property, within ten (10) days of being requested to do so.

(b) Pursuant to Section 212.172(b)(7), Texas Local Government Code, the Developer and City agree that the following procedures, which are the procedures in Section 43.0673 of the Texas Local Government Code on the Effective Date, shall be used by the City for any annexation in lieu of any other Local Government Code Chapter 43 procedures, as they may subsequently be amended:

(i) Before adopting an ordinance annexing the Property, the governing body of the City must conduct one public hearing;

(ii) During the public hearing, the governing body must provide persons interested in the annexation the opportunity to be heard;

(iii) After the public hearing, the governing body may adopt an ordinance annexing the Property; and

(iv) The City must post notice of the hearing on the City's Internet website and publish notice of the hearing in the official newspaper of the City. Specifically, the notice for the hearing must be:

(A) mailed to the owner of the Property as indicated on the most recent five certified tax roll for the county;

(B) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and

(C) posted on the City's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

(c) Developer acknowledges and agrees that:

(i) this Section 6.1 was a material inducement for the City to enter into this Agreement with Developer and create the PID and TIRZ;

(ii) this Agreement is a written agreement for services as required by Section 43.0672 of the Texas Local Government Code;

(iii) Developer is not required to enter into this Agreement;

(iv) the annexation procedures described in this Agreement require the Developer's consent, and by entering into this Agreement, Developer hereby voluntarily provides such consent; and

(v) with this Agreement and the provisions contained herein, City has provided Developer the written disclosure required by Section 212.172(b-1) of the Texas Local Government Code.

6.2 Zoning of Property. While the Parties expressly acknowledge that the Property will be voluntarily annexed in accordance with Section 6.1 of this Agreement, the Parties agree that the Concept Plan, Development Standards and the applicable provisions of this Agreement memorialize the plan for development of the Property as provided for in Section 212.172 of the Texas Local Government Code and other applicable law. The City shall consider zoning the Property consistent with the Concept Plan, Development Standards and applicable provisions of this Agreement contemporaneously with the annexation of the Property. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this Section 6.2. In the event of a conflict between this Agreement and the zoning of the Property, the Parties agree that this Agreement shall control. The Developer agrees that nothing in this Agreement shall prevent **Exhibit C,** Section 3.4 of this Agreement, and the City Regulations, including but not limited to zoning, from being enforced against an End-Buyer.

ARTICLE VII
INFRASTRUCTURE FINANCING AND INCENTIVES

7.1 PID Financing. The City proposes to create the PID, to fund, in part, the Public Infrastructure that will confer a special benefit upon the Property. The Developer has determined and hereby agrees that the maximum aggregate principal amount of PID Bonds will be Seventy Million and No/100 Dollars ($70,000,000.00). Provided, a maximum overlapping tax rate equivalent for parcels within the PID shall not exceed $3.09 per $100 assessed value when including all taxing entities at the time of the assessment of the Property based upon the estimated average home value as defined in the Service and Assessment Plan, and the PID tax rate equivalent for parcels within the PID shall not exceed $1.00 per $100 assessed value when including all taxing entities at the time of the assessment of the Property based upon the estimated average home value as defined in the Service and Assessment Plan. The City staff will, from time to time, submit to the City Council agenda items to approve the issuance of PID Bonds by the City in an amount up to, but not to exceed, the maximum aggregate principal PID Bond amount of Seventy Million and No/100 Dollars ($70,000,000.00). As soon as reasonably practicable following a request by the Developer, and provided the City's financial advisor confirms the PID Bonds meet the below

requirements and are marketable to third party institutional investors, the City agrees to issue PID Bonds, subject to City Council approval.

(a) A PID creation petition for the Property has been or will be submitted by the Developer to the City.

(b) PID funding of certain Public Infrastructure as authorized by the PID Act providing special benefit to a development phases and/or planning area, will include, to the maximum extent authorized by State law, and only as requested by the Developer, one or more of the following: (i) annual payments made pursuant to a Reimbursement Agreement by the City to the Developer of Assessments not pledged to the repayment of PID Bonds; (ii) the issuance by the City of PID Bonds secured by Assessments; (iii) the issuance by the City of other bonds secured by Assessments and/or other security; or (iv) any other method approved by the Parties.

(c) The Public Infrastructure to be funded by the PID will be described in the PID Service and Assessment Plan, which Public Infrastructure are described in this Agreement and confer a special benefit on the Property (the "PID Projects").

(d) The total estimated cost of the PID Projects (the "PID Project Costs") will be as stated in the PID Service and Assessment Plan, as amended. The PID Project Costs will include the cost of two-year maintenance bonds for the PID Projects.

(e) The Developer shall determine the estimated PID Project Costs, and the City will prepare the PID Service and Assessment Plan. After the City approves the final PID Project Costs, prepares a proposed assessment roll based thereon, and files the PID Service and Assessment Plan and proposed assessment roll with the City Secretary for public inspection, the City will levy special assessments against the Property.

(f) The City shall review and update the PID Service and Assessment Plan consistent with the requirements of Section 372.013(b) of the PID Act. As needed for consistency with the updated PID Service and Assessment Plan and consistent with the requirements of Sections 372.019 and 372.020 of the PID Act, the City shall make supplemental assessments, reassessments or new assessments such that assessments reflect the updated PID Project Costs. Concurrent with the levy of Assessments and as needed to implement the PID Service and Assessment Plan, the City and the Developer will enter into the Reimbursement Agreement and/or construction and funding agreement that provides for the Developer's construction of certain PID Projects and the City's reimbursement to the Developer of certain PID Project Costs from the Assessments or proceeds from PID Bonds.

(g) The City will use its reasonable efforts to issue one or more series of PID Bonds secured, in whole or in part, by Assessments levied against benefited property within the PID. PID Bonds may also be secured by any other revenue authorized by the PID Act or other State law and approved by the City Council of the City. The net proceeds from the sale of PID Bonds (i.e., net of costs and expenses of issuance and amounts for debt service reserves and capitalized interest) will be used to pay PID Project Costs.

(h) The City's obligation to issue PID Bonds is conditioned upon the following: (1) a minimum value to lien ratio of 2:1 (unless the City, in its sole discretion approves a lower value to

lien ratio), as determined by an appraisal based upon the assumption assuming that the Public Infrastructure to be financed by the PID as well as other infrastructure for which completion guarantees have been provided are in place as of the date of the fair market valuation; and (2) the adequacy of the bond security and the financial obligation of the Developer to pay the amount, if any, by which PID Project Costs exceed the net proceeds from the sale of PID Bonds and the amount, if any, of cost overruns. The City will require the Developer to secure its obligation to pay such deficit by providing a hold back of a portion of the PID Bond proceeds not supported by the total overall 2:1 value to lien ratio and/or the deposit of cash to the trust estate for the shortfall. In certain limited circumstances, a performance bond, a letter of credit, or other security acceptable to the City prior to the issuance of the PID Bonds may be considered. The net proceeds from the sale of the PID Bonds will be deposited in and disbursed from a construction fund created and administered pursuant to the indenture under which the PID Bonds are issued.

7.2 Cost Overrun. If the total cost of a PID Project exceeds the total amount of the estimated PID Project as provided in the PID Service and Assessment Plan for that PID Project (a "Cost Overrun"), the Developer shall be solely responsible for the remainder of the costs of that PID Project, except as provided in Section 7.3 below.

7.3 Cost Underrun. If, upon the completion of construction of a PID Project (or segment or section thereof), the total cost of a PID Project is less than the total amount of the estimated costs for that PID Project (a "Cost Underrun"), any remaining estimated costs may be used to pay Cost Overruns on any other PID Project. Prior to completion of all of the PID Projects (or segment or section thereof), any anticipated Cost Underruns may be applied to any Cost Overruns on any PID Project. If, upon completion of the PID Projects (or segment or section thereof) in any improvement category, there are funds remaining in any improvement categories, those funds can then be used to reimburse the Developer for any qualifying costs of the PID Projects (or segment or section thereof) that have not been previously paid.

7.4 Payment Process for Public Infrastructure. The City shall authorize reimbursement of the PID Project Costs from PID Bond proceeds or from collected Assessments pursuant to a Reimbursement Agreement, as applicable. The Developer shall submit a Certification for Payment Form to the City (no more frequently than monthly) for PID Project Costs including a completed segment, section or portion of an PID Project, as approved by the City. The Certification for Payment Form is set forth in **Exhibit I**, as may be modified by the Bond Indenture or a Reimbursement Agreement, if applicable, though in the event of a conflict, the Bond Indenture shall control. The City shall review the sufficiency of each Certification for Payment Form (each completed and sufficient Certification for Payment Form a "Payment Certificate") with respect to compliance withthis Agreement, compliance with City Regulations, and compliance with the SAP. The City shall review each Payment Certificate within fifteen (15) business days of receipt thereof and upon approval, certify the Payment Certificate pursuant to the provisions of the Bond Indenture or Reimbursement Agreement, as applicable, and payment shall be made to the Developer or its designee pursuant to the terms of the Bond Indenture or Reimbursement Agreement, as applicable, provided that funds are available under the Bond Indenture or Reimbursement Agreement. If a Payment Certificate is approved only in part, the City shall specify the extent to which the Payment Certificate is approved and payment for such partially approved Payment Certificate shall be made to the Developer pursuant to the terms of the Bond Indenture or Reimbursement Agreement, as applicable, provided funds are available. If the City requires additional documentation, timely

disapproves or questions the correctness or authenticity of the Payment Certificate, the City shall deliver a detailed Notice to the Developer within fifteen (15) business days of receipt thereof, then payment with respect to disputed portion(s) of the Payment Certificate shall not be made until the Developer and the City have jointly settled such dispute or additional information has been provided to the City's reasonable satisfaction. To the extent any future Reimbursement Agreement conflicts with this Agreement, the Reimbursement Agreement shall control.

7.5 Costs for Non-Bank Qualified Bonds.

(a) If in any calendar year the City issues bonds, notes or other obligations as approved by the City Council for any given year in question that would constitute a qualified tax-exempt obligation but for the issuance of the PID Bonds or other bonds, notes or other obligations supporting public improvements for non-City owned development projects or City owned projects financed for a direct benefit to the non-City owned development projects, including either bonds authorized by Texas Tax Code Chapter 311 or bonds authorized by the PID Act, then the Developer shall pay to the City a fee (the "Bank Qualified Debt Fee") to compensate the City for the debt service savings the City would have achieved had the debt issued by the City been able to be classified as a qualified tax-exempt obligation provided that all other developers or owners benefitting from the City issuing debt are similarly burdened with an obligation to compensate the City. The Bank Qualified Debt Fee of the Developer and all other developers or owners on whose behalf the City issues debt, will be calculated as follows:

> The net present value (calculated based on the Internal Revenue Service bond yield) of the debt service savings that would have accrued to the City had it been able to issue qualified tax-exempt obligation debt multiplied by a fraction, the numerator of which is the amount of debt issued by the City for any particular owner or developer (including the Developer, as applicable) and the denominator of which is the total debt issued by the City for the benefit of all owners or developers (including the Developer, as applicable).

(b) To the extent any developer(s) or owner(s) (including the Developer, as applicable) has (have) paid the Bank Qualified Debt Fee for any particular calendar year, any such Bank Qualified Debt Fee paid subsequently by a developer or owner (including the Developer, as applicable) to the City applicable to the same calendar year shall be reimbursed by the City to the developer(s) or owner(s) (including the Developer, as applicable) as necessary so as to put all developers and owners so paying for the same calendar year in the required payment proportion as set forth above, said reimbursement to be made by the City within ten (10) business days after its receipt of such subsequent payments of the Bank Qualified Debt Fee.

(c) If in any calendar year the City issues PID Bonds on its own account that exceed the amount that would otherwise qualify the City for the issuance of bank qualified debt, or if the City fails to charge the Bank Qualified Debt Fee to any other developer or owner on whose behalf the City has issued debt and fails to cure such oversight, then no Bank Qualified Debt Fee shall be due under this provision and if any Bank Qualified Debt Fee had already been paid to the City under this provision, then such Bank Qualified Debt Fee shall be reimbursed promptly to the Developer from lawfully available and otherwise unencumbered funds.

7.6 PID Notices. When selling any of the Property after the PID is created, the Developer shall provide notices in a form required by and in compliance with Title 2, Chapter 5 of the Texas Property Code, as amended, to anyone who purchases property within the PID.

7.7 TIRZ.

(a) Tax Increment Reinvestment Zone. Prior to the issuance of the first series of PID Bonds, the City, subject to the consent and approval of the City Council, will consider creation of a TIRZ coterminous with the Property as described in this Section 7.7. The Developer has requested that the TIRZ provide tax increment revenue generated from the TIRZ as a Chapter 380 grant as follows: fifty-five percent (55%) of the ad valorem tax increment generated by the TIRZ (i) for a period of up to thirty-six (36) years or (ii) until the aggregate amount of the City's TIRZ increment placed into the TIRZ Fund, including interest on any balance, totals $47,544,467 whichever comes first, which will be collected by the City in accordance with the TIRZ Project and Finance Plan.

(b) TIRZ Fund. In accordance with the TIRZ Project and Finance Plan and the TIRZ Act, the tax increment obtained from the TIRZ shall be placed into a separate TIRZ Fund. The monies in the TIRZ Fund shall be distributed to reimburse the Developer, in the form of Chapter 380 grants, for TIRZ projects and costs which promote local economic development and stimulate business and commercial activity in the City.

7.8 Chapter 380 Grant. In consideration of the Developer's agreements contained herein, the City, in accordance with Article III, Chapter 52-a of the Texas Constitution and the provisions of Chapter 380, and subject to the request of the Developer and the consent and approval of the City Council, shall consider an agreement under Chapter 380, substantially in the form attached hereto as **Exhibit J**, to make one or more grants to the Developer of TIRZ Funds, as described in Section 7.7(a), as an economic incentive for Developer's development of the Property as a master planned residential community with a commercial area as shown on the Concept Plan.

7.9 TIRZ Administrative Expenses. Administrative Expenses incurred by the City relating to the TIRZ shall be paid in accordance with the TIRZ Act and applicable TIRZ Project and Finance Plan prior to the paying of any Chapter 380 grant of TIRZ Funds to Developer.

ARTICLE VIII
EVENTS OF DEFAULT; REMEDIES

8.1 Events of Default. No Party shall be in default under this Agreement until Notice of the alleged failure of such Party to perform has been given in writing (which Notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written Notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the Notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written Notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

8.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT AND PREVENT THE DEVELOPER OR THE CITY FROM RECEIVING ANY REIMBURSEMENTS OR PAYMENTS DUE AND OWED TO THE DEVELOPER OR THE CITY UNDER THIS AGREEMENT OR ANY REIMBURSEMENT AGREEMENT.

ARTICLE IX
ASSIGNMENT AND ENCUMBRANCE

9.1 Assignment by Developer to Successors.

(a) The Developer has the right (from time to time without the consent of the City, but upon written Notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Developer Assignee") that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Developer and becomes an owner of any portion of the Property, provided that the Developer is not in default of this Agreement at the time of such assignment. Any receivables due under this Agreement, or under any Reimbursement Agreement may be assigned by the Developer without the consent of, but upon written Notice to the City, provided however, Developer shall be limited to a maximum of six (6) such assignments and any additional assignments after the sixth such assignment shall require the consent of the City. A Developer Assignee is considered the "Developer" and a "Party," under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Developer Assignee. Notice of each proposed assignment to a Developer Assignee shall be provided to the City at least fifteen (15) days after the effective date of the assignment, which Notice shall include a copy of the assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Developer Assignee. Developer shall not request the City to execute any assignment documents when the City's consent is not required hereunder.

(b) Each assignment shall be in writing executed by the Developer and the Developer Assignee and shall obligate the Developer Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a Developer Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look solely to the Developer Assignee for the performance of all obligations assigned to the Developer Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Developer Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within 15 days after execution, Developer shall not be released until the City receives such copy of the assignment.

(c) No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) The Developer shall maintain written records of all assignments made to Developer Assignees, including a copy of each executed assignment and the Developer Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

9.2 Assignment by the City. The City has the right (from time to time without the consent of the Developer, but upon written Notice to the Developer) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, to any agency, authority, or political subdivision of the state (a "City Assignee"). Notice of each proposed assignment to a City Assignee shall be provided to each other Party at least 15 days prior to the effective date of the assignment, which Notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address of a contact person representing the City Assignee who the other Party may contact for additional information. Each assignment shall be in writing executed by the City and the City Assignee and shall obligate the City Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a City Assignee shall be provided to all Parties within 15 days after execution. From and after such assignment, all Parties agree to look solely to the City Assignee for the performance of all obligations assigned to the City Assignee and agrees that the City shall be released from subsequently performing the assigned obligations and from any liability that results from the City Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the other Parties within 15 days after execution, the City shall not be released until the other Parties receive such copy of the assignment. No assignment by the City shall release the City from any liability that resulted from an act or omission by the City that occurred prior to the effective date of the assignment unless the other Parties approve the release in writing. The City shall maintain written records of all assignments made by the City to City Assignees, including a copy of each executed assignment and the City Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

9.3 Collateral Assignments. The Developer and Developer Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as

a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

9.4 Transfer of Warranties. Any Public Infrastructure that are transferred to the City shall be accompanied by all applicable third-party bonds and warranties related to construction and maintenance of such Public Infrastructure.

9.5 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which Notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of the End-Buyer of a lot within the Property, any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Developer" and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

9.6 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE X
RECORDATION AND ESTOPPEL CERTIFICATES

10.1 Binding Obligations. This Agreement and all amendments hereto (including amendments to the Concept Plan as allowed in this Agreement) and assignments hereof shall be recorded in the deed records of each county within which the Property is located. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for Development within the Property. This Agreement, when recorded on or after the Effective Date, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, except the obligations of Developer, its successors and assigns, for annexation and compliance with City Regulations, including but not limited to zoning ordinances, as they currently exist or may be amended, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any end-buyer/homebuyer of a fully developed and improved lot (an "End-Buyer").

10.2 Estoppel Certificates. From time to time upon written request of the Developer, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute a written estoppel certificate in a form and substance satisfactory to the City, to its reasonable knowledge and belief, identifying any obligations of the Developer under this Agreement that are in default. The Developer shall pay the City $1,250 at the time of

the Developer's request for an estoppel certificate for each request in excess of one per calendar year.

ARTICLE XI
ADDITIONAL PROVISIONS

11.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

11.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows ("Notice"):

To the City:	Attn: City Manager City of Gunter 105 N. 4th Street Gunter, TX 75085
With a copy to:	Attn: Julie Fort Messer, Fort, & McDonald, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034
To the Developer:	Attn: Brock Babb MM Taylor Ranch 496, LLC 1800 Valley View Lane, Suite 300 Farmers Branch, Texas 75234
With a copy to:	Attn: Travis Boghetich Boghetich Law, PLLC 1800 Valley View Lane, Suite 360 Farmers Branch, Texas 75234

Any Party may change its address or addresses for delivery of Notice by delivering written Notice of such change of address to the other Party.

11.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be

resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

11.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

11.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

11.6 Entire Agreement. This Agreement, any agreement referenced herein to be entered by the Parties in the future, and any agreement related to fees to be charged by a homeowner's association to support public education, constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

11.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

11.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced, in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in each county in which the Property is located. Exclusive venue for any action to enforce or construe this Agreement shall be in the County District Court in which any of the Property is located.

11.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

11.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

11.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

11.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description of the Property
Exhibit A-1	Depiction of the Property
Exhibit B	Concept Plan
Exhibit C	Development Standards
Exhibit C-1	Home Style Examples
Exhibit D	Trails and Open Space Plan
Exhibit E	Roadway Improvements
Exhibit F	Water Improvements and Wastewater Improvements
Exhibit G	[INTENTIONALLY DELETED]
Exhibit H	HOA Public Education Support
Exhibit I	Certification for Payment
Exhibit J	Form 380 Agreement
Exhibit K	Home Buyer Disclosure Program
Exhibit L	Landowner Agreement

11.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement. This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

11.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure event, the Party claiming the right to temporarily suspend its performance, shall give Notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. A Party that fails to provide timely Notice of an event of force majeure will be deemed to be able to resume full performance within thirty (30) days of such event. The term "force majeure" shall include events or circumstances that are not within the reasonable control of

Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

11.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Developer expressly amending the terms of this Agreement.

11.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

11.17 Form 1295 Certificate. The Developer represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Developer has completed a Texas Ethics Commission Form 1295 Certificate (the "Form 1295") generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Developer further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The City hereby confirms receipt of the Form 1295 from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Developer. The information contained in the Form 1295 completed by the Developer has been provided solely by the Developer and the City has not verified such information.

11.18 Anti-Boycott Verification. The Developer hereby verifies that it and its parent company, wholly-or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, if and to the extent this Agreement is constructed to be a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, but only to the extent such section is applicable, and to the extent such section does not contravene applicable federal law. As used in foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer understands "affiliate" as used in this Section 11.18 to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

11.19 Iran, Sudan and Foreign Terrorist Organizations. The Developer represents that neither the Developer, nor their parent company, wholly-or majority-owned subsidiaries, and other affiliates are a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:
https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf,
https://comptroller.texas.gov/purchasing/docs/iran-list.pdf,

https://comptroller.texas.gov/purchasing/docs/fto-list.pdf. The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such section does not contravene applicable federal law and excludes the Developer and each of the Developer's parent company, wholly-or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Developer understands "affiliate" as used in this Section 11.20 to mean any entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

11.20 Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies," a term defined in Section 2274.001(1), Texas Government Code (as enacted by such Senate Bill) by reference to Section 809.001, Texas Government Code (also as enacted by such Senate Bill), shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above. As used in this Section, the Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

11.21 Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification and the following definitions:

(i) 'discriminate against a firearm entity or firearm trade association,' a term defined in Section 2274.001(3), Texas Government Code (as enacted by such Senate Bill), (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii)

refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

(ii) 'firearm entity,' a term defined in Section 2274.001(6), Texas Government Code (as enacted by such Senate Bill), means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as enacted by such Senate Bill, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as enacted by such Senate Bill, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as enacted by such Senate Bill, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

(iii) 'firearm trade association,' a term defined in Section 2274.001(7), Texas Government Code (as enacted by such Senate Bill), means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code. As used in this Section, the Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

[signatures on following pages]

EXECUTED by the City and the Developer on the respective dates stated below after approval of the City Council of the City on 4-20, 2023.

CITY OF GUNTER, TEXAS

By: Mark Millar
Name: Mark Millar
Title: Mayor

ATTEST:

Name: Detra Gaines
Title: City Secretary

STATE OF TEXAS §
§
COUNTY OF GRAYSON §

This instrument was acknowledged before me on the 11 day of May, 2023, by Mark Millar, the Mayor of the City of Gunter, Texas, on behalf of said City.

Notary Public, State of Texas

(SEAL)

Detra Dyann Gaines
NOTARY PUBLIC - STATE OF TEXAS
ID# 5525041
COMM. EXP. 12-04-2026

Detra Gaines
Name printed or typed

Commission Expires: 12-04-2026

DEVELOPER:

MM Taylor Ranch 496, LLC
a Texas limited liability company

By: MM Kaufman 1132, LLC,
a Texas limited liability company
Its Manager

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11 day of May, 2023 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Kaufman 1132, LLC, as Manager of MM Taylor Ranch 496, LLC, a Texas limited liability company on behalf of said company.

CAITLIN PAIGE SIMMONS
Notary ID #131158423
My Commission Expires
June 11, 2025

_____
Notary Public, State of Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

BEING 497.52 ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND OUT OF THE JOSEPH F. MORSE SURVEY, ABSTRACT NO. 823, JAMES CORNELL SURVEY, ABSTRACT NO. 217, AND THE ROBERT MASON SURVEY, ABSTRACT NO. 784, GRAYSON COUNTY, TEXAS, BEING ALL OF A CALLED 264.531 ACRES OF LAND REFERENCED AND DESCRIBED IN THE DEED TO NEW ALPHA HOLDINGS, LLC. DATED OCTOBER 21, 2021, RECORDED IN DOCUMENT NO. 2021-36740, DEED RECORDS OF GRAYSON COUNTY, TEXAS AND ALL OF A CALLED 232.92 ACRES OF LAND REFERENCED AND DESCRIBED IN THE DEED TO TAYLOR MARC IRREVOCABLE TRUST DATED JUNE 13, 2016, RECORDED IN VOLUME 5825, PAGE 837, DEED RECORDS OF GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with cap stamped "Landpoint" set at the Northwest corner of said 264.531 acre tract, same being the Southwest corner of a called 201.368 acre tract, conveyed to Robert L. Taylor and John Taylor, recorded in Document No. 2021-10091, Official Public Records, Grayson County, Texas and in the intersection of Westman Road and Little Elm Creek Road, from which a 1/2-inch iron rod found for an angle point of said 201.368 acre tract, bears North 18°26'38" East, a distance of 2,476.33 feet;

THENCE South 70°54'00" East, with the North line of said 264.531 acre tract, same being the common South line of said 201.368 acre tract and the South right-of-way line of Little Elm Creek Road, a distance of 1,547.01 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set at the Northeast corner of said 264.531 acre tract, same being an angle point of said 201.368 acre tract and in said South right-of-way line;

THENCE with the North line of said 232.92 acre tract, same being the common South line of said 201.368 acre tract and said South right-of-way line, the following five (5) courses and distances:

South 70°53'40" East, a distance of 267.75 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

South 77°56'53" East, a distance of 208.00 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

South 82°21'42" East, a distance of 87.50 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

South 88°31'22" East, a distance of 112.41 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

North 83°09'07" East, a distance of 856.32 feet to a ½-inch iron rod found at an angle point of said 232.92 acre tract, same being an angle point in the South line of a called 12.12 acre

tract, described in the deed to Kelly D. Wilkins, recorded in Volume 4967, Page 229, Official Public Records, Grayson County, Texas and in said South right-of-way line;

THENCE North 83°05'05" East, with the North line of said 232.92 acre tract, same being the common South line of said 12.12 acre tract and said South right-of-way line, a distance of 235.48 feet to a ½-inch iron rod found at the Northeast corner of said 232.92 acre tract, same being the Northwest corner of a called 232.910 acre tract, described conveyed to William A. Taylor and Laura D. Taylor, recorded in Volume 5894, Page 70, Official Public Records, Grayson County, Texas, in the South line of said 12.12 acre tract and in said South right-of-way line;

THENCE South 09°22'03" West, with the East line of said 232.92 acre tract, same being the common West line of said 232.910 acre tract, a distance of 2,904.26 feet to a ½-inch capped iron rod stamped "Geer 3258" found at an angle point of said 232.92 acre tract, same being an exterior ell corner of said 232.910 acre tract and at the Northwest corner of a called 57.953 acre tract, conveyed to Prestonwood Baptist Church, Inc., recorded in Volume 5404, Page 58, Official Public Records, Grayson County, Texas;

THENCE South 12°49'35" West, along the East line of said 232.92 acre tract, same being the Common West line of said 57.953 acre tract, a distance of 2,971.77 feet, to a mag nail found at the Southeast corner of said 232.92 acre tract, same being the Southwest corner of said 57.953 acre tract, in the North line of a called 30.253 acre tract, conveyed to Express Funding, Inc., recorded in Volume 4854, Page 706, Official Public Records, Grayson County, Texas and in Foy Wallace Road;

THENCE North 88°40'51" West, with the South line of said 232.92 acre tract, same being the common North line of said 30.253 acre tract and said Foy Wallace road, pass a ½-inch iron rod found at the Northwest corner of a called 10.887 acre tract, conveyed to Jacob Yohannan and wife, Jaya Yohannan and Yohannan Chacko, recorded in Volume 4033, Page 138, Official Public Records, Grayson County, Texas, same being the Northeast corner of a called 225.806 acre tract, conveyed to Sutter Investments, LP., recorded in Volume 4003, Page 617, Official Public Records, Grayson County, Texas, at a distance of 1,216.88 feet, continuing along said course in all a total distance of 1,491.87 feet, to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

THENCE with the South line of said 232.92 acre tract, the common North line of said 225.806 acre tract, and said Foy Wallace road, the following three (3) courses and distances:

North 86°32'32" West, a distance of 209.54 feet, to a mag nail found for corner;

South 88°02'28" West, a distance of 125.18 feet, to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

South 81°10'50" West, a distance of 119.11 feet, to a mag nail found at the Southwest corner of said 232.92 acre tract, same being the Southeast corner of said 264.531 acre tract and at an angle point of said 225.806 acre tract;

THENCE with the South line of said 264.531 acre tract, the common North line of said 225.806 acre tract and said Foy Wallace road, the following three (3) courses and distances:

South 81°10'18" West, a distance of 53.31 feet, to a mag nail found for corner;

South 87°02'26" West, a distance of 167.41 feet, to a 5/8-inch iron rod with cap stamped "Landpoint" set for corner;

North 89°13'52" West, a distance of 673.39 feet, to a mag nail found at the Northeast corner of a called 4.03 acre tract conveyed to Gunter Cemetery Association, Inc., recorded in Volume 4003, Page 617, Official Public Records, Grayson County, Texas;

THENCE North 89°02'01" West, along the South line of said 264.531 acre tract, same being the North line of said 4.03 acre tract and said Foy Wallace road, a distance of 419.73 feet to a mag nail found at the Northwest corner of said 4.03 acre tract, same being a Northwest corner of said 225.806 acre tract;

THENCE North 89°44'11" West, with the South line of said 264.531 acre tract, same being the common North line of said 225.806 acre tract and said Foy Wallace road, a distance of 730.17 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set at the Southwest corner of said 264.531 acre tract, same being a Northwest corner of said 225.806 acre tract;

THENCE with the West line of said 264.531 acre tract and Westman Road, the following courses and distances:

North 17°11'00" East, at a distance of 58.89 feet pass a ½-inch iron rod found, at a distance of 120.51 feet pass a mag nail found, continuing along said course in all a total distance of 1,450.15 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set at the Northeast corner of a called 3.72 acre tract, conveyed to Jennifer J. Reed, recorded in Volume 4217, Page 229, Official Public Records, Grayson County, Texas, same being the Southeast corner of a called 10 acre tract, conveyed to James Chan Wu and Chin Chao Wu, recorded in Volume 5635, Page 866, Official Public Records, Grayson County, Texas;

North 17°01'42" East, a distance of 1,569.73 feet to a 5/8-inch iron rod with cap stamped "Landpoint" set at the Northeast corner of a called 3.54 acre tract, conveyed to Martha Hammers, recorded in Volume 4016, Page 23, Official Public Records, Grayson County, Texas, same being the Southeast corner of a called 21.685 acre tract, conveyed to Mohammed Ali Manouchehripour, recorded in Volume 3990, Page 213, Official Public Records, Grayson County, Texas;

North 16°58'54" East, a distance of 3,524.75 feet to the POINT OF BEGINNING and containing 497.52 acres of land more or less.

EXHIBIT A-1
DEPICTION OF THE PROPERTY

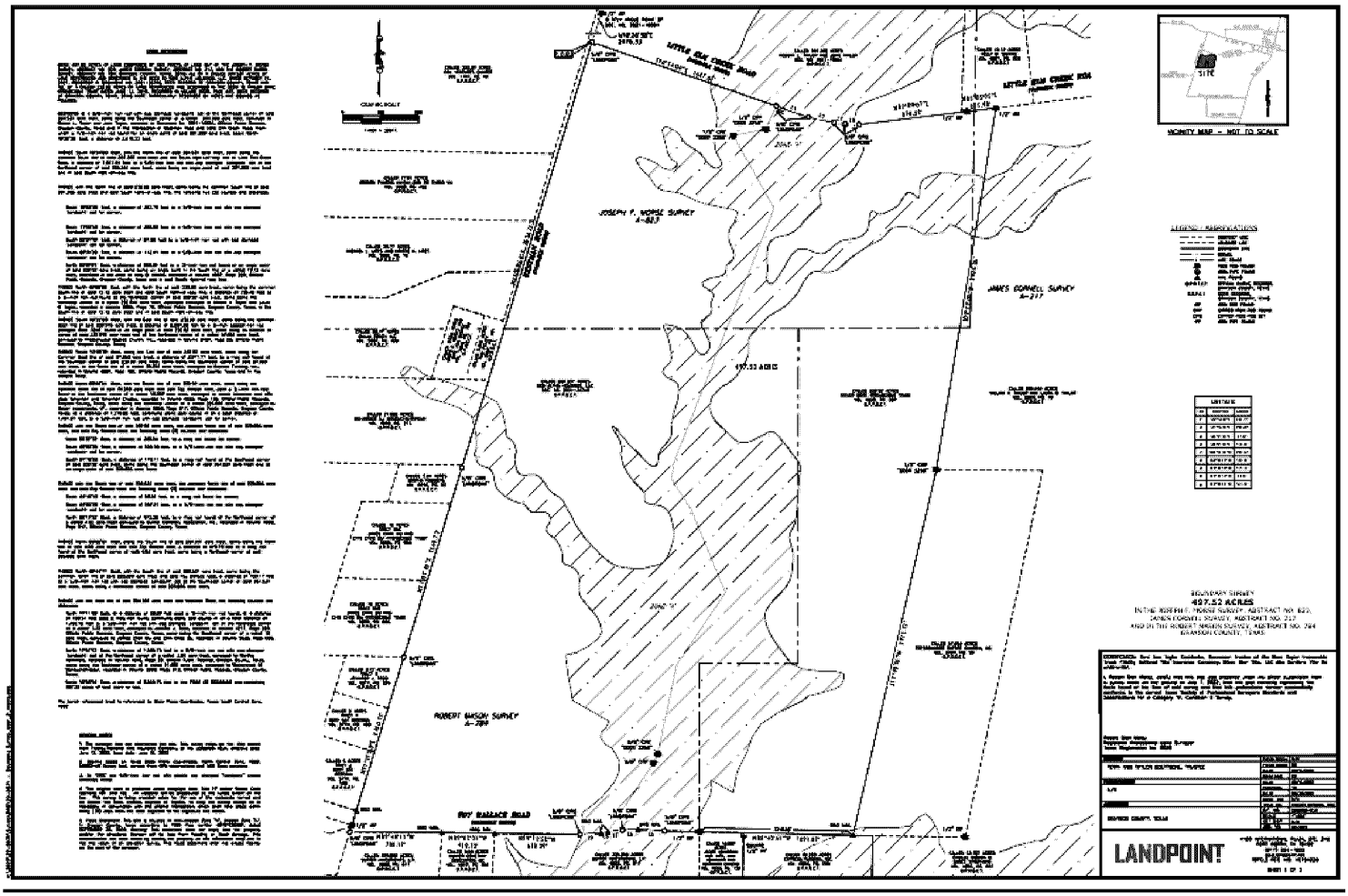
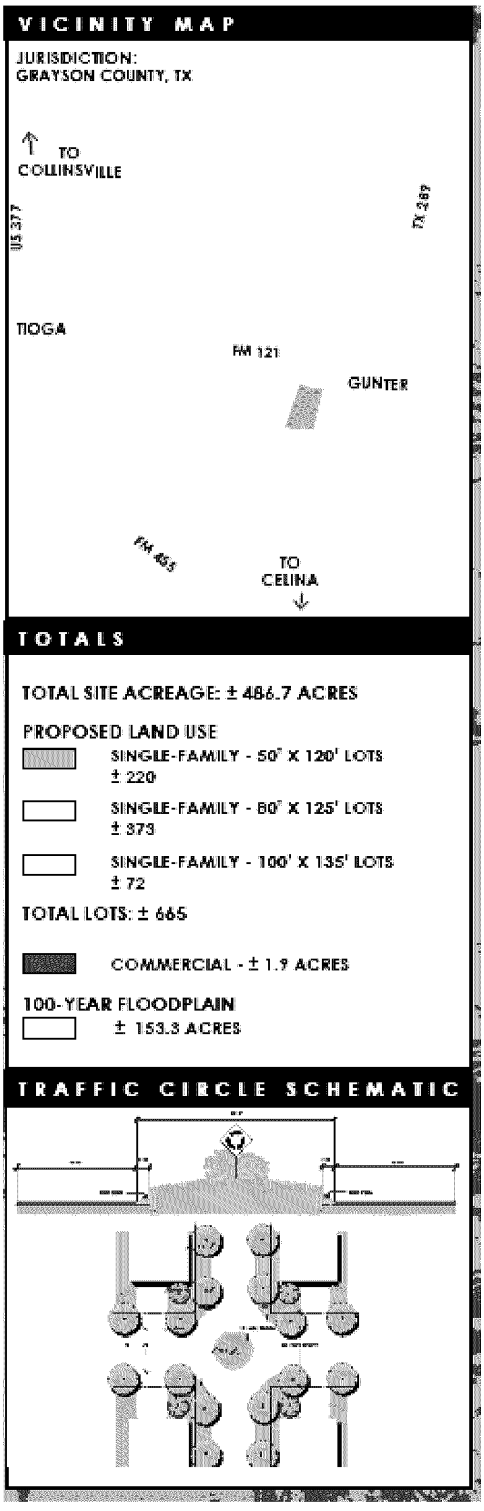


EXHIBIT B
CONCEPT PLAN



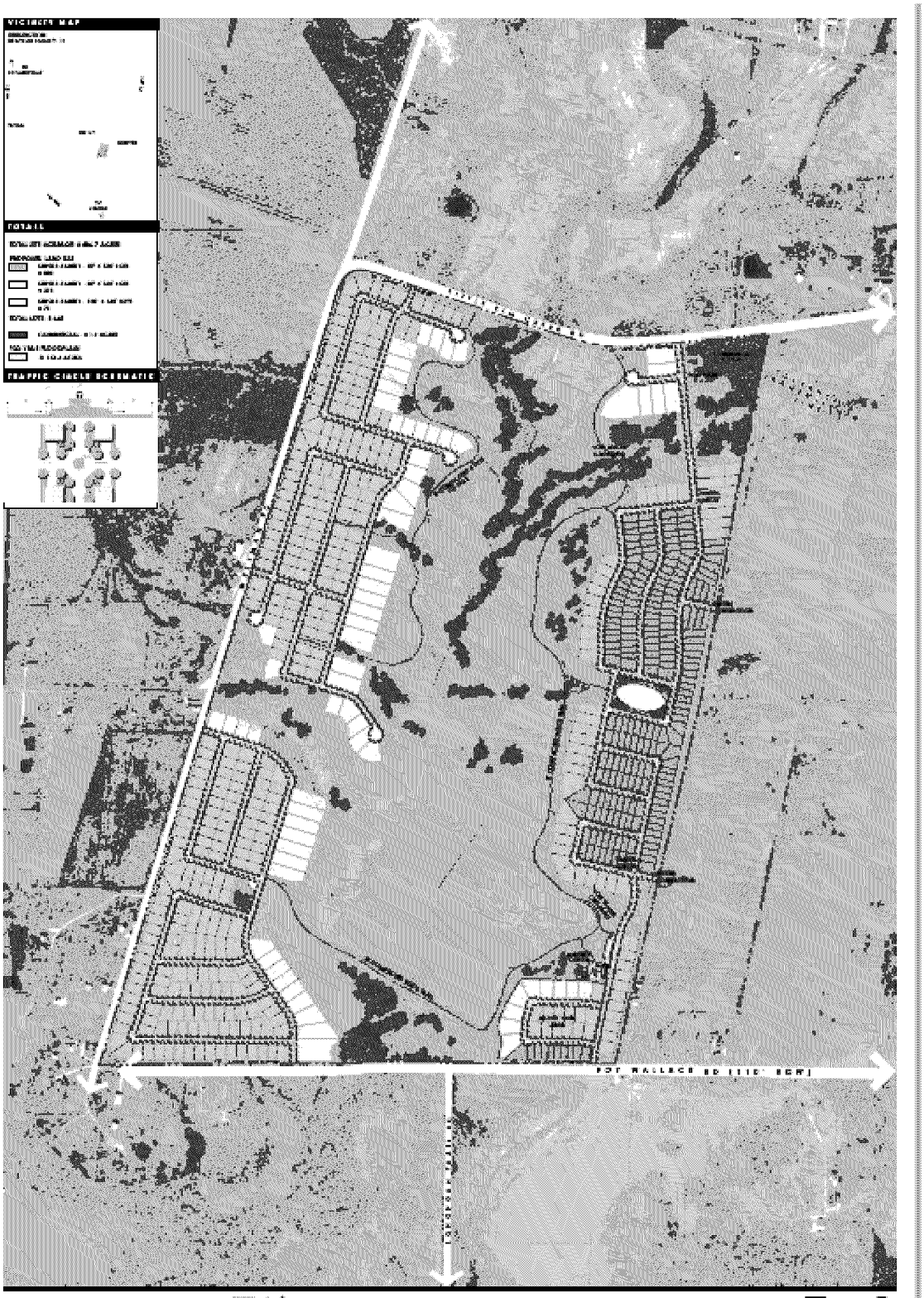

KFM
ENGINEERING & DESIGN
TAYLOR RANCH
ILLUSTRATIVE CONCEPT PLAN

EXHIBIT C
DEVELOPMENT STANDARDS

Using the district **SF-E Single Family Residential Estates** from the Zoning Ordinance except as modified below:

- Max height 35'
- Side yard setback 15'
- Rear yard setback 30'
- Front yard setback 30'
    - May have porch without posts/columns encroach up to 4' within setback
- Min. lot area of 15,000SF
- Min. lot width 100' (except for irregular or pie shaped lots)
- Min. lot depth 150'
- Max lot coverage 50%
- Min. dwelling size 2400SF
- Min. enclosed garage size 400SF
- Masonry Requirements to be enforced but with multiple variations of home styles, in accordance with **Exhibit C-1** herein
    - Traditional home styles – 80% overall masonry requirements with 90% front elevation masonry requirements with 6/12 roof pitches
    - Farmhouse home styles – Allows for vertical and horizontal siding both in front and overall elevations – Brick and stone is recommended but not required by percentages – 6/12 roof pitches
    - Mediterranean home styles – allows for stucco 100% of the house and 4/12 roof pitches
    - Modern Home styles – 80% overall masonry requirements with 90% front elevation requirements, allows for siding on all sides and stucco as a Type A material and 2/12 roof pitches
- ROW width for residential estate district shall be min. 50' with a 29' (B-B) pavement section.

Using the district **SF-1 Single Family** from the Zoning Ordinance except as modified below:

- Max height 35'
- Side yard setback 5'
- Rear yard setback 20'
- Front yard setback 20'
- Max lot coverage 50%
- Masonry Requirements to be enforced but with multiple variations of home styles, in accordance with **Exhibit C-1** herein
    - Traditional home styles – 80% overall masonry requirements with 90% front elevation masonry requirements with 6/12 roof pitches

  - Farmhouse home styles – Allows for vertical and horizontal siding both in front and overall elevations – Brick and stone is recommended but not required by percentages – 6/12 roof pitches
  - Mediterranean home styles – allows for stucco 100% of the house and 4/12 roof pitches
  - Modern Home styles – 80% overall masonry requirements with 90% front elevation requirements, allows for siding on all sides and stucco as a Type A material and 2/12 roof pitches
- ROW width for residential estate district shall be min. 50' with a 29' (B-B) pavement section.

Using the district **SF-2 Single Family** from the Zoning Ordinance except as modified below:

- Max height 35'
- Side yard setback 5'
- Rear yard setback 20'
- Front yard setback 20'
- Max lot coverage 55%
- Masonry Requirements to be enforced but with multiple variations of home styles, in accordance with **Exhibit C-1** herein
  - Traditional home styles – 80% overall masonry requirements with 90% front elevation masonry requirements with 6/12 roof pitches
  - Farmhouse home styles – Allows for vertical and horizontal siding both in front and overall elevations – Brick and stone is recommended but not required by percentages – 6/12 roof pitches
  - Mediterranean home styles – allows for stucco 100% of the house and 4/12 roof pitches
  - Modern Home styles – 80% overall masonry requirements with 90% front elevation requirements, allows for siding on all sides and stucco as a Type A material and 2/12 roof pitches
- ROW width for residential estate district shall be min. 50' with a 29' (B-B) pavement section.

Using the district **C-1 & C-2 Commercial District** from the Zoning Ordinance except as modified below:

- Standard parking space shall be 9'x 18' for all commercial uses.
- Internal drives can be constructed of compacted crush rock of a minimum of 24' in width for fire access. No concrete is required.
- Metal Barn Construction with metal siding is allowable.
- City hardscape requirements will not apply to Commercial Construction office uses.
- Fencing, if required, will be metal pipe fence construction with or without wire cross-sections.
- Allowable uses include all C-1 and C-2 uses, but specifically allow Landscape Construction and Construction Supply company uses. Additionally, the site is allowed to have storage for belongings and recreational vehicles as well.

Gunter Subdivision Ordinance

- Sidewalks will be 4' for all residential districts when the sidewalk is at least 5 ½ feet off the back of curb and 6 feet when closer
    - Exterior roadway sidewalks not required
- Master Plat will be valid for 10 years. Final plats will be required, even if a Master Plat has been approved.
- Allow for Ornamental Iron exterior fencing of the community
- Parkland Dedication/Open Space requirement is used interchangeably within the ordinance
    - 1ac of parkland/open space conveyance for every 50 proposed residential units
    - If conveying land within the floodplain, a credit of 1ac will be given for every 3ac within the floodplain
        - ±667/50 = 13.34 ac
        - 13.34*3 = ±40.02 ac
    - Amenity Center, Trails and Open Space, as shown on the Concept Plan, meet and satisfy all Parkland and Open Space requirements for the project.
    - Open Space must provide programming, as shown on the Concept Plan, such as a pedestrian trail to receive credit. Any construction within the NRCS land will need to be evaluated on a case-by-case basis. We have been advised by SWCD that they will allow up to 8' wide pedestrian trail as crushed granite.
        - Trails can be of decomposed granite or other substantially similar materials.
        - City will allow low water crossings in trails
- Developer shall only be responsible for upgrading streets for the two lanes adjacent to the development and only responsible for dedicating ROW for the two-lanes required to be built.
    - Developer will be allowed to use 7" Concrete, at the discretion of the Developer, for offsite roadways, but cannot be less than 7" concrete.
- SCS Reservoir side slopes be maximum of 3:1 Slope to water's edge.

Special Regulations

- Utility and drainage easements may be split between property lines at the option of the Owner. The plats shall contain a prohibition against any temporary or permanent vertical improvements in the utility and drainage easements that are divided by a property line.
- The Owner will be able to obtain building permits upon substantial completion of waterlines and streets sufficient to provide fire protection to the lot for which the permit is issued.
- The Owner may not commence grading operations without a grading permit from the city at the Owner's risk.
- The maximum deflection of alignment permitted without use of a curve shall be fifteen degrees for intersections of local streets.

EXHIBIT C-1
HOME STYLE EXAMPLES

1. Farmhouse

A "Modern Farmhouse" embraces the simplicity and charm of a former and simpler way of living but incorporates current architectural features and concepts to bring that traditional style into the present day. There are many recognizable characteristics of modern farmhouse architecture outlined below. While every home may have subtle differences, all will have some common threads and basic requirements that make them.

Basic Requirements:

- Simple Rectangular shape plan and structure.
- Composition roofs shall be a variation of black or gray.
- Second story elevations typically with gable elements or above front porches may be Vertical Board and Batten siding consisting of 2.5-inch batten (separated 14 to 24-inchs); the siding (or Board) may be stucco or stucco board (cementitious siding).
- Windows shall have simple ornamentation or articulation above and below each window.
- The exterior color for brick and/or siding should be "White," "Black," or some variation thereof.
- Painted brick is permitted.
- Carriage Style garage doors.

Optional Requirements (minimum 2 required):

- Large open front porches with Square Columns or Square Columns with a Masonry Base (Brick or Stone to match the home).
- Front porches are required to have Standing Seam Metal roofs, minimum 4:12.
- Painted brick.
- Wood brackets at top of gable (s).
- Shutters with a classic color, typically Black or Earthtone.
- Contemporary and/or Modern Farmhouse style lighting.
- Accent Standing Seam Metal Shed Awning Roof above selected window with supporting wood brackets.

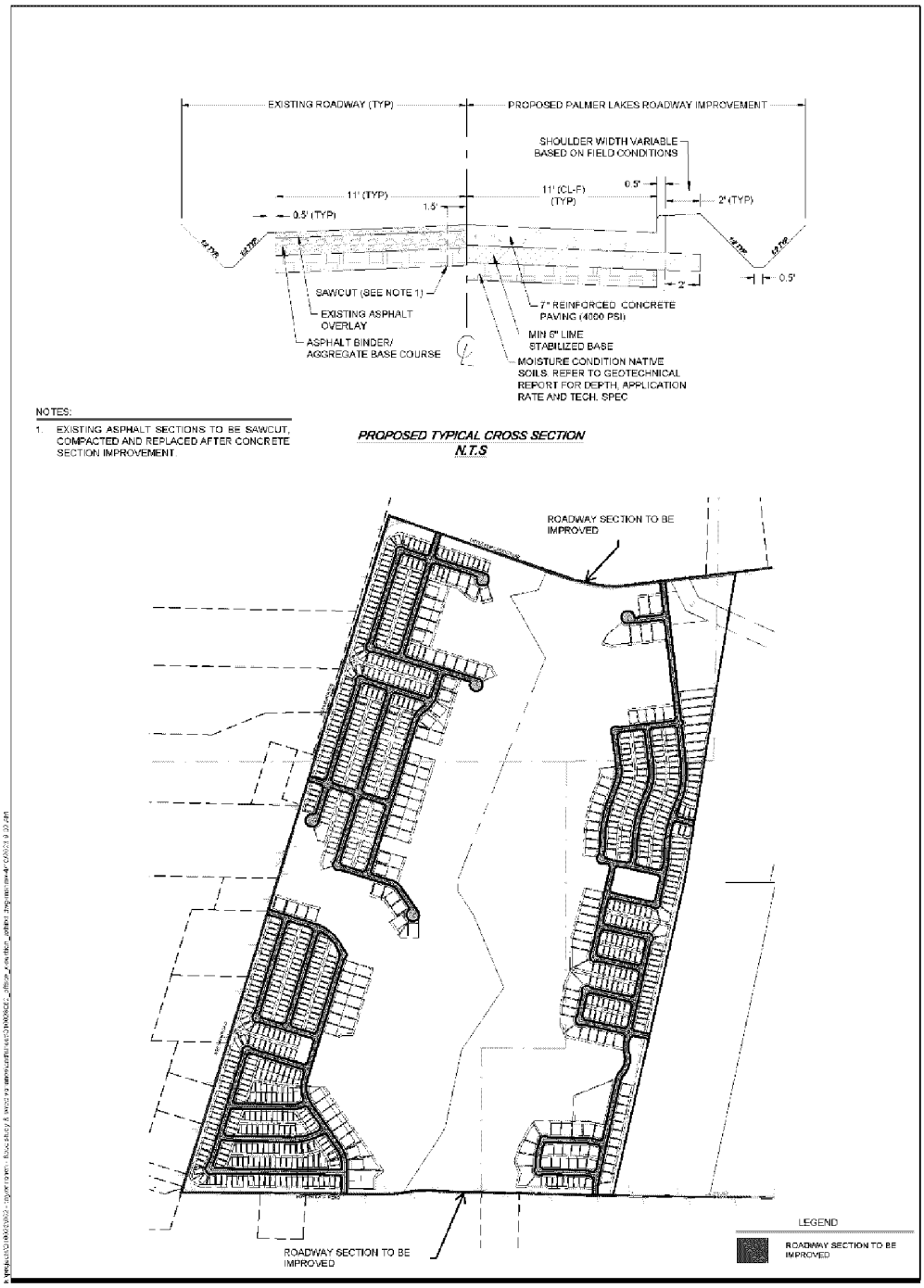
EXHIBIT D
TRAILS AND OPEN SPACE PLAN

KFM ENGINEERING & DESIGN

CENTURION AMERICAN

PALMER LAKES
TRAIL & OPEN SPACE WALKABILITY ILLUSTRATIVE PLAN
MARCH 3RD, 2025

EXHIBIT E
ROADWAY IMPROVEMENTS



KFM ENGINEERING & DESIGN
3801 OLYMPUS BLVD
SUITE 200
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

TITLE
TYPICAL CROSS SECTION
OFFSITE ROADWAY IMPROVMENTS

PROJECT
PALMER LAKES
GUNTER, TX

CLIENT
CADG

N
0 400 800 1600
1"=800'

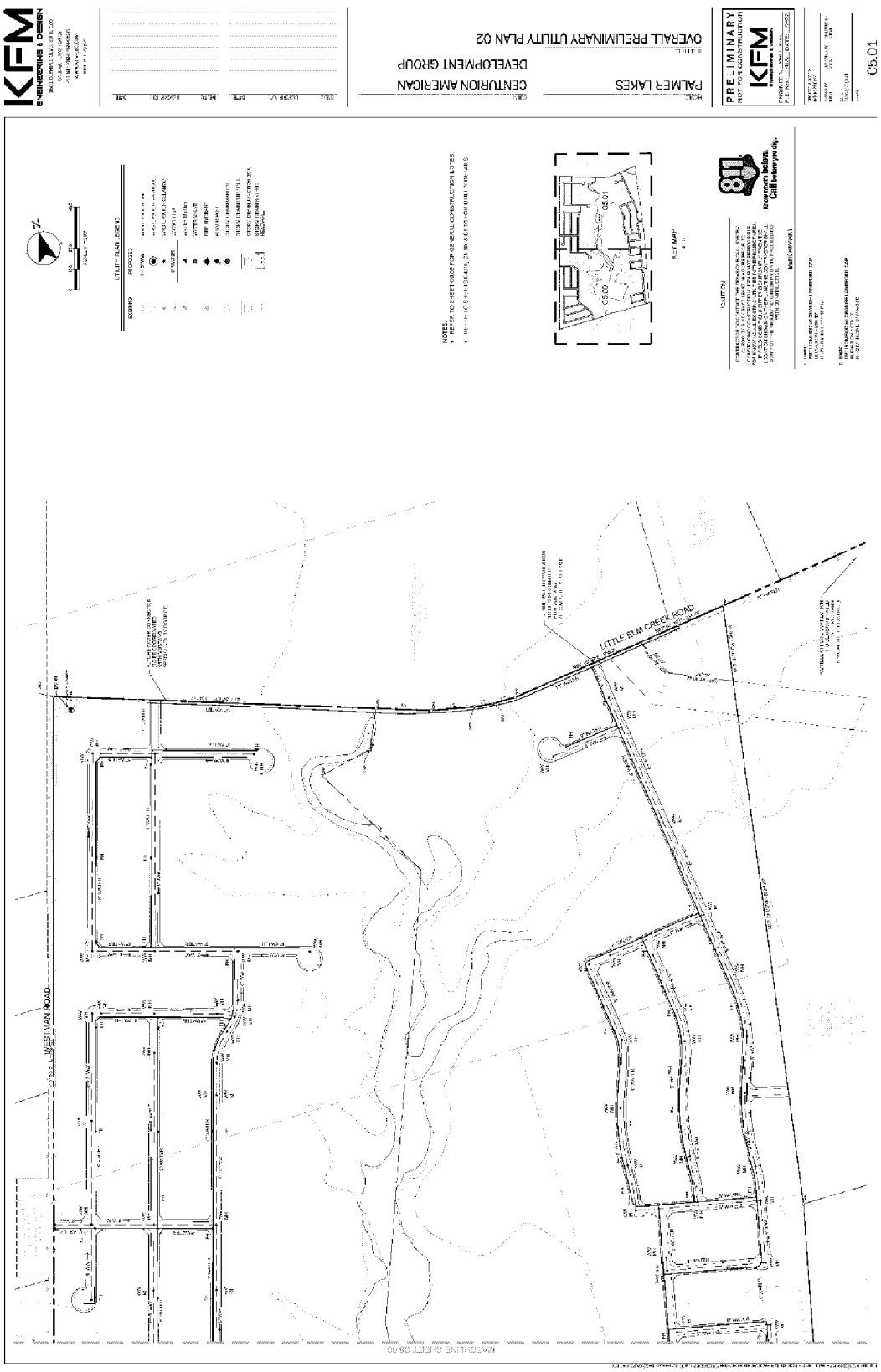
DATE 1/6/2023

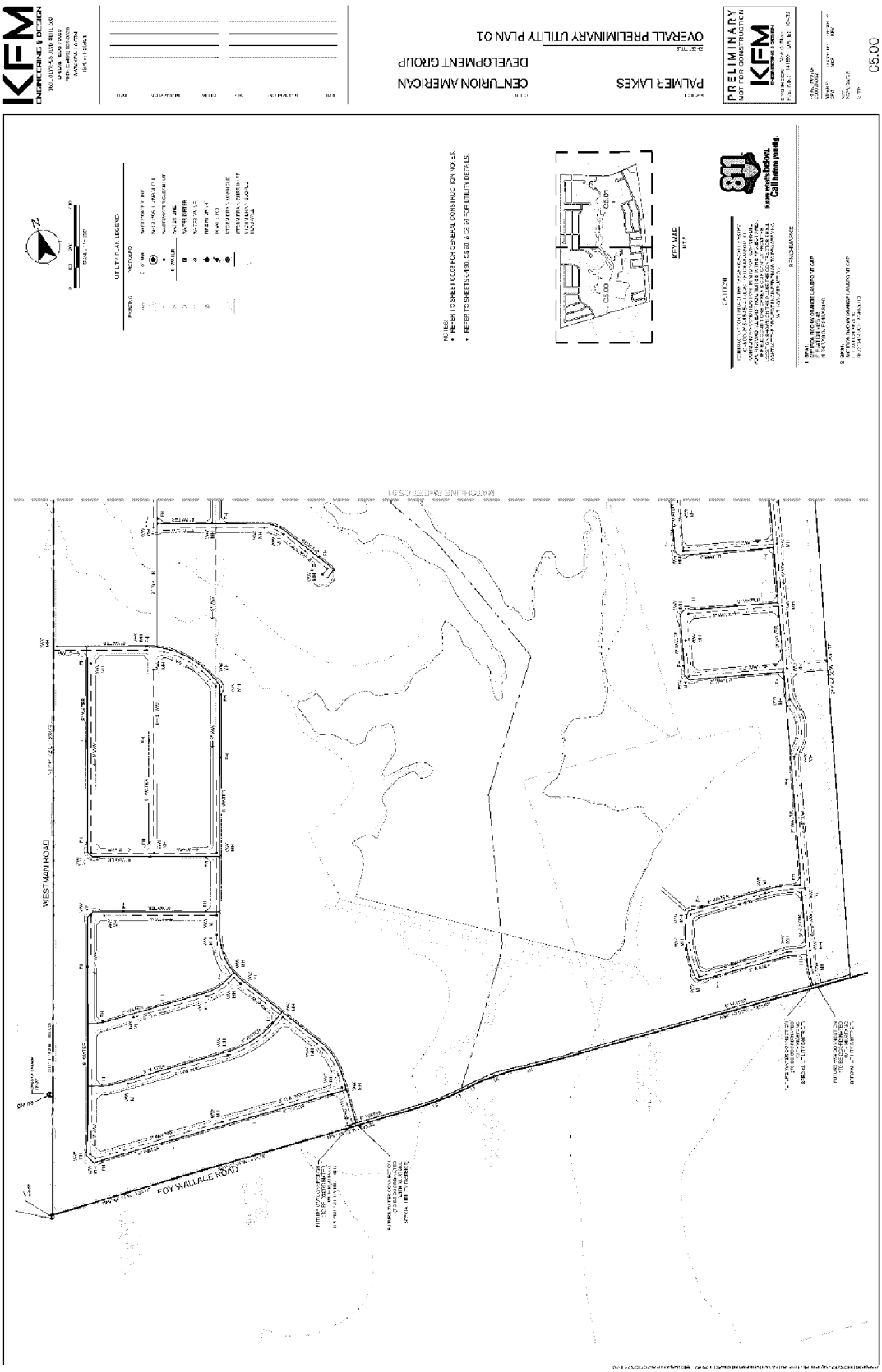
EXH 01

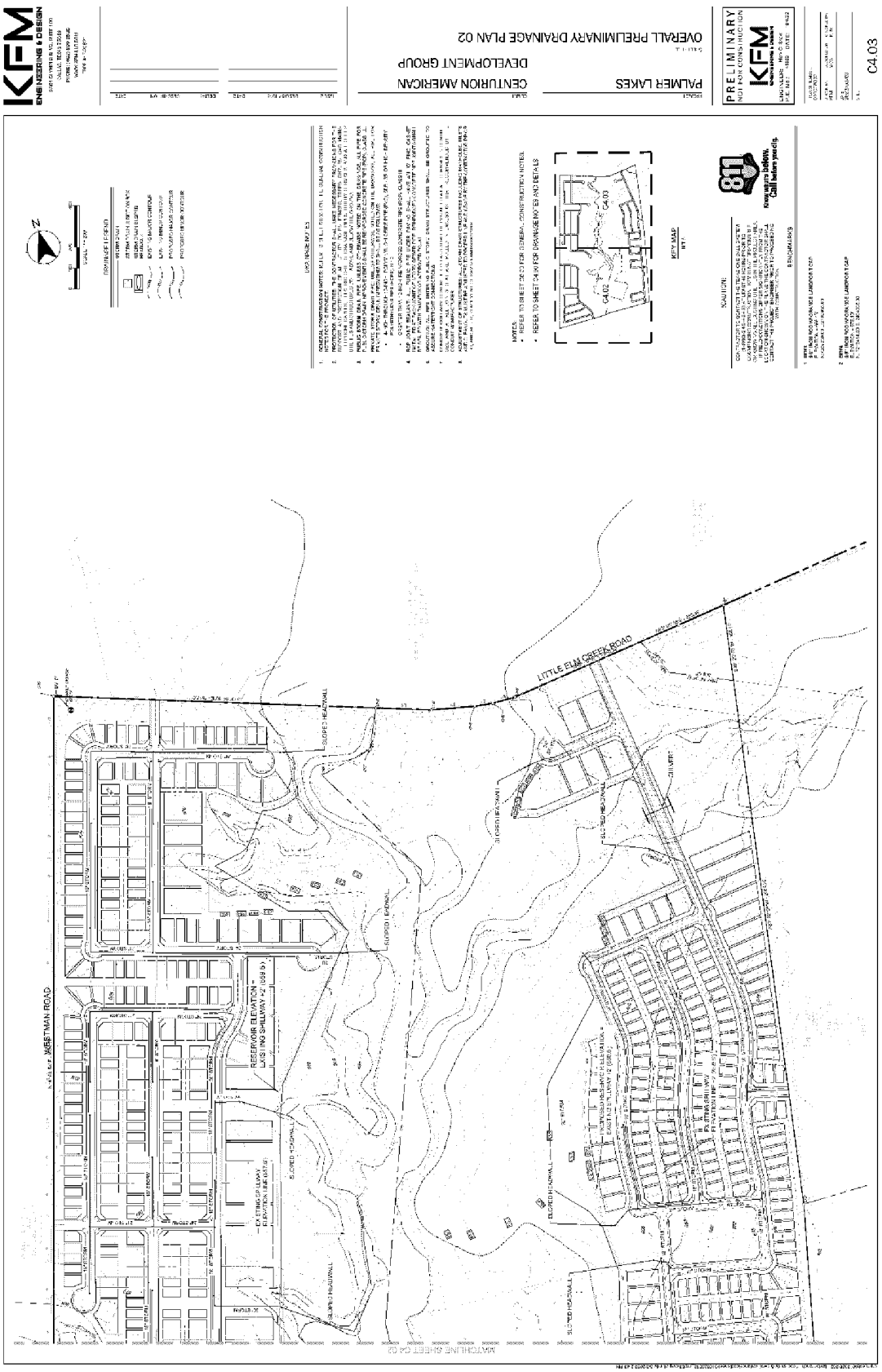
EXHIBIT F

WATER AND WASTEWATER IMPROVEMENTS

[see following pages]


KFM
ENGINEERING & DESIGN
PALMER LAKES
CENTURION AMERICAN DEVELOPMENT GROUP
OVERALL PRELIMINARY UTILITY PLAN 02
PRELIMINARY
NOT FOR CONSTRUCTION
KFM
C5.01
LITTLE ELM CREEK ROAD
WESTMAN ROAD
811
Know what's below. Call before you dig.


KFM
ENGINEERING & DESIGN
PRELIMINARY
NOT FOR CONSTRUCTION
PALMER LAKES
CENTURION AMERICAN DEVELOPMENT GROUP
OVERALL PRELIMINARY UTILITY PLAN 01
C5.00
KEY MAP
MATCHLINE SHEET C5.01
WEST MAIN ROAD
FOY WALLACE ROAD
811
Know what's below.
Call before you dig.


KFM ENGINEERING & DESIGN
PALMER LAKES
CENTURION AMERICAN DEVELOPMENT GROUP
OVERALL PRELIMINARY DRAINAGE PLAN 02
PRELIMINARY
NOT FOR CONSTRUCTION
C4.03
LITTLE ELM CREEK ROAD
WEEMAN ROAD
KEY MAP
NOTES
REFER TO SHEET C4.00 FOR GENERAL CONSTRUCTION NOTES.
REFER TO SHEET C4.00 FOR DRAINAGE NOTES AND DETAILS
811 Know what's below. Call before you dig.

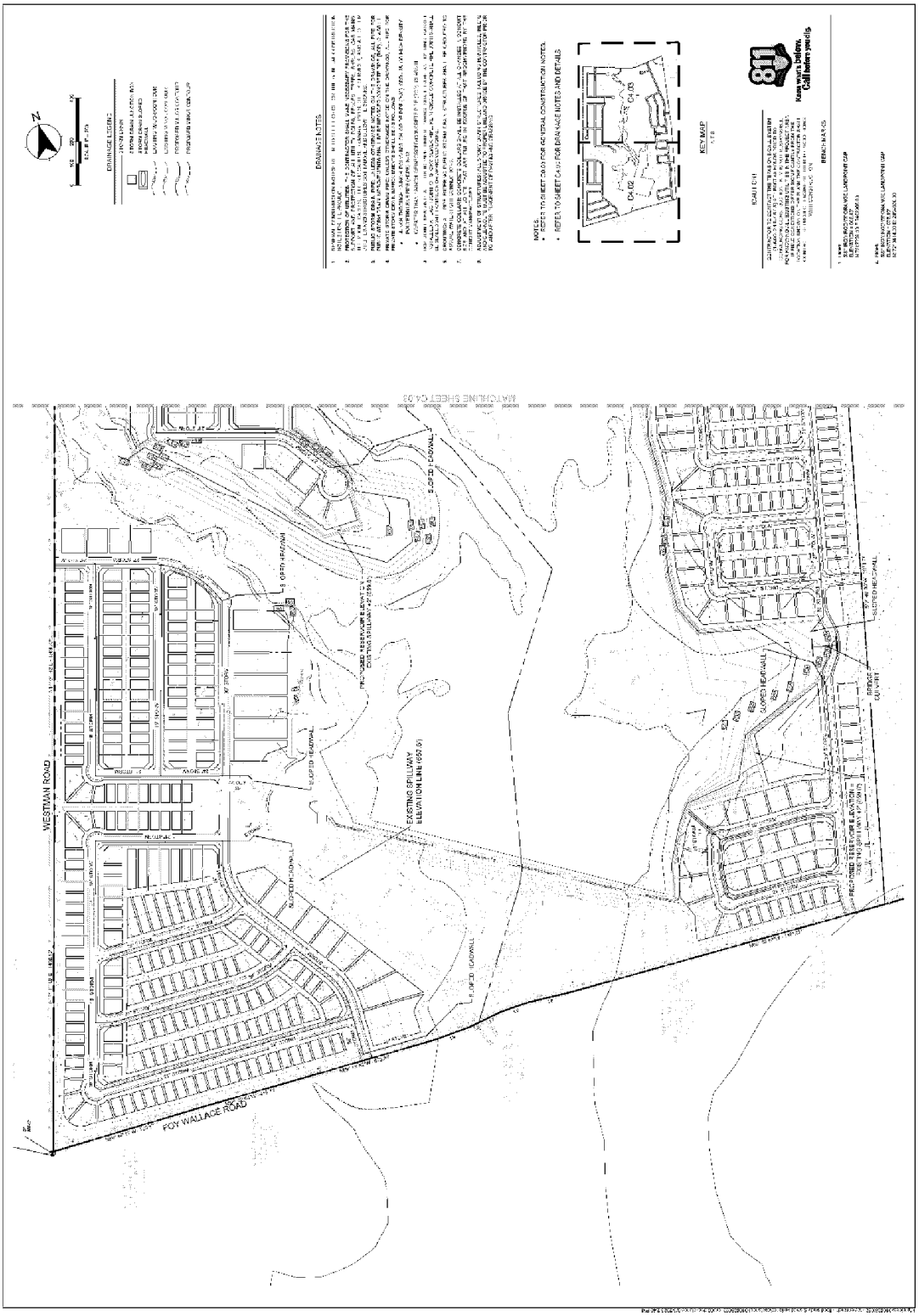

PALMER LAKES
CENTURION AMERICAN DEVELOPMENT GROUP
OVERALL PRELIMINARY DRAINAGE PLAN 01
PRELIMINARY
NOT FOR CONSTRUCTION
KFM ENGINEERING + DESIGN
C4.02
DRAINAGE NOTES
DRAINAGE LEGEND
KEY MAP
NOTES
REFER TO SHEET C4.03 FOR ADDITIONAL CONSTRUCTION NOTES.
REFER TO SHEET C4.04 FOR DRAINAGE NOTES AND DETAILS
BENCHMARKS
Know what's below. Call before you dig.
MATCHLINE SHEET C4.03
WESTMAN ROAD
FOY WALLACE ROAD
EXISTING SPILLWAY ELEVATION LINE (6951.5')
PROPOSED RESERVOIR ELEVATION (6951.5')
SLOPED HEADWALL
SLOPED CHANNEL
LOADED HEADWALL
STORM OUTFALL

EXHIBIT G
[INTENTIONALLY DELETED]

EXHIBIT H

HOA PUBLIC EDUCATION SUPPORT

ARTICLE XX
DEFINITIONS

Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Covenant. Additionally, unless the context otherwise specifies or requires, the following words and phrases when used in this Covenant will have the meanings hereinafter specified.

"**Association**" means (insert HOA name and Secretary of State Registry) created under the Master Covenant to administer and govern the Community. The Association acts through a Majority vote of the Board.

"**Board**" means the Board of Directors of the Association. All acts of the Board hereunder shall be deemed an act of the Association when taken by a Majority vote of the Board.

"**Community**" refers to all or any portion of the Property made subject to the Master Covenant, and therefore this Covenant, which is described in the Notice of Applicability recorded pursuant to *Section XX* of the Master Covenant.

"**Community Enhancement Fee**" means a fee equal to the Transfer Price (as defined herein) multiplied by .001, unless the Transfer in question is excluded under this Covenant, which is payable to the Association upon the Transfer of any Lot or Condominium Unit with the Community.

"**Community Investment Fund**" means the account designated pursuant to this Covenant to receive the Community Enhancement Fee.

"**Condominium Unit**" means an individual unit, including any common element assigned thereto, within a condominium regime, if any, established within the Community. A Condominium Unit may be intended and designated in any Development Area Declaration for residential, commercial or live/work purposes.

"**Lot**" means any portion of the Community designated by Declarant in a Recorded written instrument or as shown as a subdivided lot on a plat other than Common Area, Special Common Area, or Lot on which a condominium regime has been established, and shall include both Commercial Lots and Residential Lots.

"**Majority**" means more than half.

"**Transfer**" means, for the purposes of the Community Enhancement Fee, any conveyance, assignment, or other grant or transfer of beneficial ownership of a Lot or Condominium Unit, whether occurring in one transaction or a series of related transactions, including but not limited to: (a) the conveyance of fee simple title to any Lot or Condominium Unit; (b) the transfer of more

than fifty percent (50%) of the outstanding shares of the voting stock of a corporation which, directly, or indirectly, owns one or more Lots or Condominium Units; and (c) the transfer of more than fifty percent (50%) of the interests in net profits or net losses of any partnership, limited liability company, joint venture or other entity which, directly or indirectly, owns one or more Lots or Condominium Units; but "Transfer" shall not mean or include grants or conveyances expressly excluded under this Covenant.

"**Transferred Price**" means the greater of: (a) the price paid by the Transferee for the Lot or Condominium Unit; or (b) the value of the Lot or Condominium Unit, including any improvements or betterments constructed thereon, as determined by the Central Appraisal District of the county in which the Lot or Condominium Unit is located in their most recent valuation, excluding any reductions or exemptions, of such Lot or Condominium Unit for ad valorem tax purposes. For purposes of subparagraph (b) of the immediately preceding sentence, "valuation" means the appraised value without giving effect to any applicable tax exemptions.

"**Transferee**" means all parties to whom any interest passes by a Transfer, and each party included in the term Transferee shall have joint and several liability for all obligations of that transfer, as provided for in this Covenant.

"**Transferor**" means all parties who pass or convey any interest by a Transfer, and each party included in the term Transferor shall have joint and several liability for all obligations of that Transfer as provided for in this Covenant.

ARTICLE XX
COMMUNITY ENHANCEMENT FEE

Community Enhancement Fee. The Board, acting on behalf of the Association shall levy and collect the Community Enhancement Fee, as further set forth below.

Community Activities, Services and Programs. The Community Enhancement Fee shall be used to directly benefit the members of the Association and each Lot and Condominium Unit within the Association by providing the Community Enhancement Fee to entities which are exempt from federal income taxes under Sections 501(c)(3) or 501(c)(4), as the Internal Revenue Code may be amended from time to time, that support the educational, charitable and recreational purposes of Gunter Independent School District, in accordance with this Covenant, provided the recipient of the Community Enhancement Fee uses the funds for such stated purposes, in accordance with its bylaws, and not for operations or administration of the receiving entity.

Community Enhancement Fee Obligations. The covenants, conditions and restrictions set forth below are hereby impressed upon the Property.

(a) Obligation to Pay Community Enhancement Fee. Upon the Transfer of any Lot or Condominium Unit within the Community, the Transferor thereof shall be obligated to pay a **Community Enhancement Fee** to the Association equal to the **Transfer Price multiplied by .001** (for example, the Community Enhancement Fee shall be $400 for the Transfer of a $400,000 Lot or Condominium Unit), unless the Transfer in question is excluded under this Covenant. The

Community Enhancement Fee is imposed not as a penalty and not as a tax but as a means to provide additional funding to fulfill the goals set forth in the Master Covenant and this Covenant for the betterment of the Community. As such, the Community Enhancement Fee shall be deemed an assessment imposed by and subject to all rights, obligations and provisions set forth in the Master Covenant and this Covenant.

(b) Liability for the Community Enhancement Fee. If the Transferor does not pay the Community Enhancement Fee as required by this section, the Community Enhancement Fee payment shall become the personal obligation of the Transferee under the Transfer in question and there shall be a lien against the applicable Lot or Condominium Unit for the amount of the Community Enhancement Fee and any fees or sums associated with collection of same, and, if unpaid, shall be handled in accordance with the Master Covenant.

(c) Deposit of Community Enhancement Fee into Community Investment Fund. On behalf of the Association, the Board will establish a Community Investment Fund with a reputable financial institution for purposes of depositing, receiving and distributing the proceeds of the Community Enhancement Fee. No other funds will be deposited or held in the Community Investment Fund other than the proceeds of the Community Enhancement Fee and any interest earned thereon. Within sixty (60) days after the end of each calendar year, the Board shall cause to be prepared a Community Enhancement Fee receipts and disbursements schedule which may be in form which may be reviewed, on an annual basis, by a Certified Public Accountant.

(d) Due on Closing and Method for Payment. Payment of the Community Enhancement Fee shall be made upon the closing of the Transfer in cash or cash equivalent funds to the Association, at the address and account number specified by the Board from time to time. With such payment, the Transferor shall provide, or cause to be provided by the title company, a written report in a form approved by the Board (the "**Community Enhancement Fee Report**") which: (i) describes the Transfer and the Lot or Condominium Unit; (ii) sets forth the Transfer Price for the Transfer and the names and addresses of Transferor and Transferee; and (iii) provides such other information as the Board may reasonably require. The Board, at its own expense, shall have the right at any time during regular business hours to inspect and copy all records of a property closing of any Owner or Transferor which are reasonably related to the payment of the Community Enhancement Fee.

(e) Disbursements. Upon majority vote, the Board may, from time to time, but no less frequently than bi-annually on June 30th and December 31st of each calendar year, make disbursements from the Community Investment Fund to entities which are exempt from federal income taxes under Sections 501(c)(3) or 501(c)(4), as the Internal Revenue Code may be amended from time to time, that support the educational, charitable and recreational purposes of Gunter Independent School District or to pay costs to administer this Covenant or the Community Investment Fund. The Association waives its statutory right to control a qualified recipient of disbursements hereunder.

(f) Community Enhancement Fee Lien and Foreclosure. Each Owner, by accepting an interest in or title to a Lot or Condominium Unit, whether or not it is so expressed in the instrument of conveyance, covenants and agrees to pay the Community Enhancement Fee to the Association.

Each Community Enhancement Fee is a charge on the Lot or Condominium Unit and is secured by a continuing lien on the Lot or Condominium Unit in the same manner as an assessment lien arising under the Master Covenant. Each Owner, and each prospective Owner, is placed on notice that the Owner's title may be subject to the continuing lien for the Community Enhancement Fee attributable to a period prior to the date that the Owner purchased a Lot or Condominium Unit. An express lien on each Lot or Condominium Unit is hereby granted and conveyed by Declarant to the Association to secure the payment of the Community Enhancement Fee which shall be enforced as an assessment lien in accordance with the terms and provisions set forth in the Master Covenant. The Community Enhancement Fee lien is superior to all other liens and encumbrances on a Lot or Condominium Unit, except only for: (i) tax and governmental assessment liens; (ii) all sums secured by a first Recorded deed of trust lien, to the extent such lien secures sums borrowed for the acquisition or improvement of the Lot or Condominium Unit in question; and (iii) home equity loans or home equity lines of credit which are secured by a Recorded second deed of trust lien; provided that, in the case of subparagraphs (ii) and (iii) above, such deed of trust lien was Recorded before the Community Enhancement Fee lien. The Community Enhancement Fee lien is superior to a lien arising from the construction of improvements to the Lot or Condominium Unit regardless of when recorded or perfected. It is also superior to any recorded assignment of the right to insurance proceeds on the Lot unless the assignment is part of a superior deed of trust lien. Foreclosure of a superior lien extinguishes the Association's claim against the Lot or Condominium Unit for an unpaid Community Enhancement Fee that became due before the sale, but does not extinguish the Association's claim against the former Owner personally for the payment of such Community Enhancement Fee. The Association's lien for the Community Enhancement Fee is created by recordation of this Covenant, which constitutes record notice and perfection of the lien. No other recordation of a lien or notice of lien is required. However, the Association may record a notice of the lien in the Official Public Records of the county in which the property is located. If the debt is cured after a notice has been recorded, the Association will record a release of the notice of lien at the expense of the curing Owner and may require reimbursement of its costs of preparing and recording the notice of lien before granting the release. By accepting an interest in or title to a Lot or Condominium Unit, each Owner grants to the Association a power of sale in connection with the Community Enhancement Fee lien, which may be exercised in the same manner as all other assessment liens as further set forth in the Master Covenant.

(g) Reporting Required for Exclusions from Community Enhancement Fee. If a Transferor is involved in a Transfer that Transferor believes is excluded from the requirement to pay the Community Enhancement Fee under this Covenant, the Transferor shall provide written notice (the "Notice of Claim of Exclusion") to the Board a minimum of five (5) business days prior to the Transfer in question. The Notice of Claim of Exclusion shall include the Transfer details and the reason the Transferor believes such Transfer should be excluded. If, after review of the Notice of Claim of Exclusion, the Board does not concur that the Transfer in question should be excluded from the Community Enhancement Fee, (i) the Board will notify the Transferor or the Transferor's title company of its obligation to pay the Community Enhancement Fee to the Association and (ii) the Transferor shall pay the applicable Community Enhancement Fee. Prior to its decision on any Notice of Claim of Exclusion, the Board may request additional information or clarification from the Transferor submitting a Notice of Claim of Exclusion, and the Transferor shall promptly provide the Board with the additional information being requested by the Board.

Copies of all notices and correspondence between the Transferor and the Board under this section shall be provided to the Transferee by the Transferor.

(h) Exclusions from the Community Enhancement Fee. The Community Enhancement Fee shall not apply to the following, except to the extent any of the following Transfers (set forth below in subparagraphs i – xiii) are used for the purpose of avoiding the Community Enhancement Fee.

i. Transfers to Certain Governmental Agencies. Any Transfer to the United States, or any agency or instrumentality thereof, the State of Texas, or any county, city, county, municipality, district or other political subdivision thereof.

ii. Transfer to the Association. Any Transfer to the property owner association created pursuant to the Master Covenant, or it respective successors or assignees.

iii. Transfer to Declarant. Any Transfer to Declarant, any affiliate of Declarant or their successors or assignees.

iv. Transfer from Declarant. Any Transfer from Declarant, any affiliate of Declarant or their successors or assignees.

v. Transfer to Development Owner. Any Transfer from Declarant, or its successors, assignees or affiliates to Development Owner. For purposes of this subparagraph, "**Development Owner**" means any Owner who acquires a Lot for the purpose of resale to a Homebuilder; and "**Homebuilder**" means any Owner who is in the business of constructing residences for resale to third parties and intends to construct a residence on a Lot or Condominium Unit for resale to a third party.

vi. Exempt Family or Related Transfers. Any Transfer, whether outright or in trust that is for the benefit of the Transferor or his or her relatives, but only if there is no more than nominal consideration for the Transfer. For the purposes of this exclusion, the relatives of a Transferor shall include all lineal descendants of any grandparent of the Transferor, and the spouses of the descendants. Any person's stepchildren and adopted children shall be recognized as descendants of that person for all purposes of this exclusion.

vii. Exemption for Transfers on Death. Any Transfer or change of interest by reason of death, whether provided for in a will, trust or decree of distribution.

viii. Exempt Technical Transfers. Any Transfer made solely for the purpose of confirming, correcting, modifying or supplementing a Transfer previously recorded, making minor boundary adjustments, removing clouds on titles, or granting easements, rights-of-way or licenses.

ix. Exempt Court Ordered Transfers. Any Transfer pursuant to any decree or order of a court of record determining or vesting title, including a final order awarding title pursuant to a divorce or condemnation proceeding.

x. Exempt Transfers on Conveyance to Satisfy Certain Debts. Any Transfer to secure a debt or other obligation or to release property which is security for a debt or other obligation, including Transfers in connection with foreclosure of a deed of trust or Transfers in connection with a deed given in lieu of foreclosure.

xi. Holding Company Exception. Any Transfer made by a corporation or other

entity, for consideration (i) to any other corporation or entity which owns one-hundred percent (100%) of its equity securities (a **"Holding Company"),** or (ii) to a corporation or entity whose stock or other equity securities are owned, directly or indirectly, one-hundred percent (100%) by such Holding Company.

xii. Subsidiary Conveyance Exemption. Any Transfer from a partially owned direct or indirect subsidiary corporation to its direct or indirect parent corporation where consideration is paid for, or in connection with such transfer.

xiii. Exemption for Certain Conveyances of Convenience. The consecutive Transfer of a Lot or Condominium Unit wherein the interim owner acquires such Lot or Condominium Unit for the sole purpose of immediately re-conveying such Lot or Condominium Unit to the ultimate owner and such interim owner receives no right to use or enjoyment of such Lot or Condominium Unit, provided the Board specifically approves such exemption in each particular case.

EXHIBIT I
CERTIFICATION FOR PAYMENT

The undersigned is an agent for _____ (the "Developer") and requests payment from the Improvement Account of the Project Fund (as defined in the Bond Indenture) from the City of Gunter, Texas (the "City") in the amount of $_____ for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Authorized Improvements related to the _____ Public Improvement District. Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Bond Indenture.

In connection to the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this payment request form on behalf of the Developer and is knowledgeable as to the matters set forth herein.

2. The payment requested for the below referenced Authorized Improvement(s) has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.

3. The amount listed for the Authorized Improvement(s) below is a true and accurate representation of the Actual Costs associated with the creation, acquisition, or construction of said Authorized Improvement(s); and such costs: (i) are in compliance with the Bond Indenture; and (ii) are consistent with the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Development Agreement, the Bond Indenture, and the Service and Assessment Plan.

5. All conditions set forth in the Bond Indenture for the payment hereby requested have been satisfied.

6. The work with respect to the Authorized Improvement(s) referenced below (or their completed segment, section or portion thereof) has been completed and the City may begin inspection of the Authorized Improvement(s).

7. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested are as follows:

a. X amount to Person or Account Y for Z goods or services.
b. Etc.

As required by the Bond Indenture, the Actual Costs for the Authorized Improvement(s) shall be paid as follows:

Authorized Improvement:	Amount to be paid from the Project Fund	Total Cost of Authorized Improvement

Attached hereto, are receipts, purchase orders, Change Orders, and similar instruments which support and validate the above requested payments.

Pursuant to the Development Agreement, after receiving this payment request, the City is authorized to inspect the Authorized Improvement (or completed, section or portion thereof segment) and confirm that said work has been completed in accordance with all applicable governmental laws, rules, and Plans.

I hereby declare that the above representations and warranties are true and correct.

Developer:

MM Taylor Ranch 496, LLC
a Texas limited liability company

By: MM Kaufman 1132, LLC,
a Texas limited liability company
Its Manager

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

Date:_____

APPROVAL OF REQUEST BY CITY

The undersigned is in receipt of the attached Certification for Payment. After reviewing the Certification for Payment, the Certification for Payment is approved and the Trustee is directed to disburse the requested payments from the Improvement Account of the Project Fund, in accordance with the Certification for Payment. The City's approval of the Certification for Payment shall not have the effect of estopping or preventing the undersigned from asserting claims under the Bond Indenture, the Service and Assessment Plan, any other agreement between the parties or that there is a defect in the Authorized Improvement.

CITY OF GUNTER, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT J
FORM 380 AGREEEMNT

TIRZ NO. ECONOMIC DEVELOPMENT AGREEMENT

This TIRZ No. _____ Economic Development Agreement (the "Agreement") is entered into as of the _____ day of _____, 2023 (the "Effective Date"), by and between the **CITY OF GUNTER, TEXAS**, (the "City"), **MM TAYLOR RANCH 496 LLC**, a Texas limited liability company (the "Developer"), and the **BOARD OF DIRECTORS** (the "Board") of Reinvestment Zone Number Three, City of Gunter, Texas (the "TIRZ") created pursuant to the provisions of Chapter 311, Texas Tax Code, as amended (the "Act").

RECITALS

WHEREAS, the City, the Developer, and the Board are sometimes collectively referenced in this Agreement as "Parties" or, each individually, as a "Party"; and

WHEREAS, the TIRZ was created pursuant to Ordinance No. _____, adopted by the City Council of the City (the "City Council") on _____, pursuant to the Act; and

WHEREAS, on _____, pursuant to Ordinance No._____, the City Council approved a Final Project and Finance Plan for the TIRZ (the "Project and Financing Plan"); and

WHEREAS, the boundaries of the TIRZ are described by metes and bounds and depicted on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property"); and

WHEREAS, the Project and Financing Plan provides for the collection of fifty-five percent (55%) of the City's collected ad valorem tax increment (i) for a period of up to thirty-six (36) years, or (ii) until the aggregate amount of the City's TIRZ increment placed into the TIRZ Fund, including interest on any balance, totals $_____, whichever comes first; and

WHEREAS, the TIRZ Funds are intended by the Board and the City to be dedicated to the payment of Administrative Expenses and a Chapter 380 grant to the Developer as set forth in the Project and Finance Plan as consideration for the Developer's undertaking of the development for the Property (the "Development") as set forth in that certain Palmer Lakes Development Agreement between the City and Developer, effective as of _____, and as may be amended from time to time (the "Development Agreement"); and

WHEREAS, Article III, Section 52-a of the Texas Constitution and Chapter 380 of Texas Local Government Code provide constitutional and statutory authority for establishing and administering the Program (hereinafter defined) to provide grants or incentives of public money to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, Article III, Section 52-a of the Texas Constitution provides that the development and diversification of the economy of the state is a public purpose; and

WHEREAS, the City has found that providing a grant of funds to Developer in exchange for Developer's undertaking of the Development will promote local economic development and stimulate business and commercial activity and create jobs within the City (the "Program"); and

WHEREAS, the City has determined that the Program will directly establish a public purpose and that all transactions involving the use of public funds and resources in the establishment and administration of the Program contain controls likely to ensure that public purpose is accomplished; and

WHEREAS, the Parties have agreed for the Developer to undertake the Development as set forth in the Development Agreement, and the Development Agreement and documents related to the TIRZ contain controls to ensure the public purpose is accomplished; and

WHEREAS, but for the Developer undertaking the Development, the TIRZ would not generate sufficient TIRZ increment to provide the grant to the Developer as set forth in the Project and Financing Plan; and

WHEREAS, pursuant to Section 311.010(h) of the Act, the Board may establish and provide for the administration of one or more programs, including the Program, for the public purposes of developing and diversifying the economy of the zone, eliminating unemployment and underemployment in the zone, and developing or expanding transportation, business, and commercial activity in the zone, including programs to make grants and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone, and the Board has all the powers of a municipality under Chapter 380, Texas Local Government Code; and

WHEREAS, the City and the Board intend for the TIRZ Revenues collected from the City ad valorem TIRZ increment to provide an economic development grant to the Developer pursuant to Chapter 380, Texas Local Government Code, as amended ("Chapter 380"), to be paid annually for the remaining balance of the monies in the TIRZ Fund after payment of TIRZ administrative expenses; and

WHEREAS, capitalized terms used but not defined herein shall have the meanings given to them in the Project and Financing Plan.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the Parties, the Parties agree as follows:

ARTICLE I
THE DEVELOPMENT

Section 1.01. Definitions. In addition to the capitalized terms defined throughout this Agreement, the following terms shall have the meaning set forth below:

"Administrative Expenses" shall include, without limitation, expenses incurred by the City in the establishment, administration, and operation of the TIRZ, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, administrators, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the TIRZ and preparing the Project and Financing Plan, (iii) computing, levying, collecting and transmitting the TIRZ Funds, (iv) maintaining the record of installments, payments and reallocations and/or cancellations of the TIRZ Funds, (v) investing or depositing the TIRZ Funds or other monies, (vi) complying with the TIF Act, and other costs as may be set forth in the TIRZ Project and Finance Plan.

"TIRZ Funds" shall mean the increment from ad valorem real property taxes levied and collected by the City solely on the captured appraised value of the Property, and from no other property within the TIRZ, which shall be contained in the fund established by the City pursuant to Ordinance No. _____ for the deposit of TIRZ funds in accordance with the Act and the governing documents of the TIRZ adopted in accordance with the Act..

"Undocumented Workers" shall mean (i) individuals who, at the time of employment with the Developer, are not lawfully admitted for permanent residence to the United States or are not authorized under law to be employed in that manner in the United States; and (ii) such other persons as are included within the definition of "Undocumented Worker" pursuant to V.T.C.A., Government Code §2264.001(4), as hereafter amended or replaced, or any other applicable law or regulation.

Section 1.02. Use of TIRZ Revenues. The City and Board will provide:

(a) A Chapter 380 TIRZ Grant equal to fifty-five percent (55%) of the City's collected ad valorem tax increment in the TIRZ, after reduction by Administrative Expenses, to be paid annually (i) for a period of up to thirty-six (36) years, or (ii) until the aggregate amount of the City's TIRZ increment placed into the TIRZ Fund, including interest on any balance, totals $_____, whichever comes first (the "Chapter 380 TIRZ Grant").

(b) The City and the Board agree to allocate or dedicate the TIRZ Funds collected from the City ad valorem TIRZ increment to the City, and such TIRZ Funds shall be used in the following order of priority:

i. First, to pay Administrative Expenses of the TIRZ;

ii. Second, to provide the Chapter 380 TIRZ Grant to Developer annually as provided for in Section 1.05 of this Agreement.

(c) If the Developer fails to comply with any of its obligations set forth in the Development Agreement, and if the Developer fails to cure such default within the applicable cure period provided in the Development Agreement, the City shall notify the Developer of such default. The Developer shall be given the time set forth in the Development Agreement to remedy

the default. If such default is not remedied within the specified timeframe, the City, until such default is remedied, shall abate the payment of annual Chapter 380 TIRZ Grant payments until the default is cured. Upon the remedy by Developer of any default, the Developer shall be entitled to receive any previously abated payments and resume receiving the annual Chapter 380 TIRZ Grant.

Section 1.03. Funds for the Chapter 380 Grant. The Chapter 380 Grant is not secured by a pledge of ad valorem taxes or financed by the issuance of any bonds or other obligations payable from ad valorem taxes of the City, but is payable only from TIRZ Funds of the City authorized by the Program and Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380. This Section 1.03 shall expressly survive the expiration or termination of this Agreement.

Section 1.04. Developer Chapter 380 Program Performance. In order to be eligible to receive payments under the Chapter 380 Grant, the Developer shall be in compliance with the Development Agreement and perform the following Developer obligations (the "Developer Obligations"):

(i) After the Development Agreement approval by the City Council, voluntarily annex all or a portion of the Property, as requested by the City, into the City limits according to provisions of the Development Agreement;

(ii) Construct, per the terms of the Development Agreement, water, sewer and roadway infrastructure, on a phase-by-phase basis, to support the development of the Property. For clarity, the annual Chapter 380 Grant payments will commence and continue with the construction of the first phase of the project; and

(iii) File a written request, substantially in the form attached as **Exhibit B** shall provide, or cause to be provided to the City, the written request for payment (the "Request for Payment"). At a minimum, the Request for Payment shall include (i) the amount requested for payment from the TIRZ Fund as determined by the TIRZ administrator, (ii) the payees, and (iii) the wiring information for such payees.

Section 1.05. City Payment Obligations. The City shall make the Chapter 380 Grant payments to Developer no later than thirty (30) days after the Request for Payment with acceptable documentation is received by the City. Notwithstanding the foregoing:

(i) If Developer fails to provide a Request for Payment on or after May 1st, of any calendar year, the City will be afforded thirty (30) days from the date of the Request for Payment is received by the City to pay the Grant payment;

(ii) If the City never receives a Request for Payment for a particular years' Chapter 380 Grant payment, then the City will hold in escrow that year's payment and such amount may be requested, pursuant to Request for

Payment, in any of the following years during the term of this Agreement;

(iii) At the end of the term of this Agreement, for the final Chapter 380 Grant payment, if no Request for Payment is received, such funds will be held in escrow twelve (12) months after the May 1st deadline, after which period the Chapter 380 Grant will be returned to the City.

ARTICLE II

MISCELLANEOUS PROVISIONS

Section 2.01. Term. This Agreement shall be in force and effect from the date of execution hereof until the expiration of the term of the TIRZ, which is the earlier of: (i) thirty-six (36) years, or (ii) until the aggregate amount of the City's TIRZ increment placed into the TIRZ Fund, including interest on any balance, totals $_____, whichever comes first.

Section 2.02 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; and (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

Section 2.03 Successors and Assigns. All covenants and agreements contained by or on behalf of the TIRZ in this Agreement shall bind its successors and assigns and shall inure to the benefit of the Developer and its successors and assigns. The right to monies available in the TIRZ Fund, including the grant, set forth herein may be assigned, from time to time and in whole or in part, by the Developer to any person or entity and collaterally assigned to any lender. The assignment must be in writing. A copy of the assignment shall be given to the City within thirty (30) days after such assignment; however, City consent to the assignment is not required. The Developer's rights under this Agreement are a personal obligation and do not constitute a covenant running with the land. Notwithstanding Developer's ability to assign the right to monies available in the TIRZ Fund, as stated herein, this Agreement may only be assigned to a person or entity that becomes a Developer Assignee (as such term is defined in the Development Agreement) pursuant to the Development Agreement.

Section 2.04 Notices. Any notice, submittal, payment or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:	Attn: City Manager City of Gunter 105 N. 4th Street Gunter, TX 75085
With a copy to:	Attn: Julie Fort Messer, Fort, & McDonald, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034
To the Developer:	Attn: Brock Babb MM Taylor Ranch 496, LLC 1800 Valley View Lane, Suite 300 Farmers Branch, Texas 75234
With a copy to:	Attn: Travis Boghetich Boghetich Law, PLLC 1800 Valley View Lane, Suite 360 Farmers Branch, Texas 75234

Any Party may change its address or addresses for delivery of noticeby delivering written notice of such change of address to the other Party.

Section 2.05 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

Section 2.06 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is necessary and required.

Section 2.07 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action of the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been and is duly authorized to do so. The Board represents and warrants that this Agreement has been approved by official action of the Board in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the Board has been and is duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been and is duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

Section 2.08 Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

Section 2.09 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Grayson County. Exclusive venue for any action related to, arising out of, or brought in connection with this Agreement shall be in the Grayson County State District Court.

Section 2.10 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except in writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

Section 2.11 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

Section 2.12 Complete Agreement. This Agreement embodies the entire Agreement between the Parties and cannot be varied or terminated except as set forth in this Agreement, or by written agreement of the City and the Developer expressly amending the terms of this Agreement.

Section 2.13 Consideration. This Agreement is executed by the Parties without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

Section 2.14 Developer Indemnification. In the event of any litigation challenging the validity or enforceability of this Agreement, Developer agrees to defend and indemnify the City and the TIRZ Board, as applicable, for any claims, judgments and/or its reasonable attorneys' fees and costs spent on defending the validity or enforceability of the Agreement. The City shall have no obligation to defend a challenge if Developer fails to provide such indemnification. Developer shall reimburse the City or the TIRZ Board for any grant payments that are made by the City and the TIRZ Board to the Developer, if such payments are deemed by a court with jurisdiction to be illegal or a violation of state or federal law.

Section 2.15 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities.

Section 2.16 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure event, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. A Party that fails to provide timely notice of an event of force majeure will be deemed to be able to resume full performance within thirty (30) days of such event. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

Section 2.17 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Developer expressly amending the terms of this Agreement.

Section 2.18 Undocumented Workers.

(a) Covenant Not to Employ Undocumented Workers. The Developer hereby certifies that the Developer and each branch, division, and department of the Developer does not employ any Undocumented Workers and the Developer hereby covenants and agrees that the Developer and each branch, division and department of the Developer will not knowingly employ any Undocumented Workers during the Term of this Agreement.

(b) Covenant to Notify City of Conviction for Undocumented Workers. The Developer further hereby covenants and agrees to provide the City with written notice of any conviction of the Developer, or any branch, division or department of the Developer, of a violation under 8 U.S.C. §1324a(f) within thirty (30) days from the date of such conviction.

(c) Repayment of Economic Development Incentives in Event of Conviction for Employing Undocumented Workers. If, after receiving the Chapter 380 TIRZ Grant under the terms of this Agreement, the Developer, or a branch, division or department of the Developer, is convicted of a violation under 8 U.S.C. §1324a(f), the Developer shall pay to the City, not later than the 120th day after the date the City notifies the Developer of the violation, an amount equal to the portion of the Chapter 380 TIRZ Grant previously paid by the City and/or the Board to the Developer under the terms of this Agreement plus interest at the rate equal to the ***lesser*** of: (i) the maximum lawful rate; or (ii) five percent (5%) per annum, such interest rate to be calculated on the amount of each of the Chapter 380 TIRZ Grant being recaptured from the date each payment of Chapter 380 TIRZ Grant was paid by the City and/or the Board to the Developer until the date repaid by the Developer to the

City and such interest rate shall adjust periodically as of the date of any change in the maximum lawful rate.

(d) Limitation on Economic Development Incentives. The City and the Zone shall have no obligation to pay any of the Chapter 380 TIRZ Grant, or to perform any other obligations hereunder, to the Developer if the Developer, or any branch, division or department of the Developer is convicted of a violation under 8 U.S.C. §1324a(f).

(e) Remedies. The City shall have the right to exercise all remedies available by law to collect any sums due by the Developer to the City pursuant to this Section 2.18 including, without limitation, all remedies available pursuant to Chapter 2264 of the Texas Government Code.

(f) Limitation. The Developer is not liable for a violation of this Section 2.18 of this Agreement by a subsidiary, affiliate, or franchisee of the Developer, or by a person with whom the Developer contracts.

(g) Survival. The terms, provisions, covenants, agreements and obligations of the Developer and the rights and remedies of the City set forth in this Section 2.18 shall expressly survive the expiration or termination of this Agreement.

Section 2.19 Form 1295 Certificate. The Developer represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Developer has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Developer further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Developer. The information contained in the Form 1295 completed by the Developer has been provided solely by the Developer and the City has not verified such information.

Section 2.20 Anti-Boycott Verification. The Developer hereby verifies that it and its parent company, wholly-or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, if and to the extent this Agreement is constructed to be a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, but only to the extent such section is applicable, and to the extent such section does not contravene applicable federal law. As used in foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer understands "affiliate" as used in this Section 2.20 to mean an entity that

controls, is controlled by, or is under common control with the Developer and exists to make a profit.

Section 2.21 Iran, Sudan and Foreign Terrorist Organizations. The Developer represents that neither the Developer, nor their parent company, wholly-or majority-owned subsidiaries, and other affiliates are a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:
https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf,
https://comptroller.texas.gov/purchasing/docs/iran-list.pdf,
https://comptroller.texas.gov/purchasing/docs/fto-list.pdf. The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such section does not contravene applicable federal law and excludes the Developer and each of the Developer's parent company, wholly-or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Developer understands "affiliate" as used in this Section 2.21 to mean any entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

Section 2.22 Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies," a term defined in Section 2274.001(1), Texas Government Code (as enacted by such Senate Bill) by reference to Section 809.001, Texas Government Code (also as enacted by such Senate Bill), shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above. As used in this Section, the Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

Section 2.23 Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Developer hereby

verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification and the following definitions:

(i) 'discriminate against a firearm entity or firearm trade association,' a term defined in Section 2274.001(3), Texas Government Code (as enacted by such Senate Bill), (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

(ii) 'firearm entity,' a term defined in Section 2274.001(6), Texas Government Code (as enacted by such Senate Bill), means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as enacted by such Senate Bill, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as enacted by such Senate Bill, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as enacted by such Senate Bill, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

(iii) 'firearm trade association,' a term defined in Section 2274.001(7), Texas Government Code (as enacted by such Senate Bill), means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal

Revenue Code of 1986, as an organization described by Section 501(c) of that code. As used in this Section, the Developer understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

[SIGNATURE PAGES FOLLOW]

EXECUTED BY THE PARTIES TO BE EFFECTIVE ON THE EFFECTIVE DATE:

CITY OF GUNTER, TEXAS

By: _____
Name: Mark Miller
Title: Mayor

ATTEST:

_____
Name: Detra Gaines
Title: City Secretary

TIRZ NO. _____ BOARD:

REINVESTMENT ZONE NUMBER _____, CITY OF GUNTER, TEXAS

By:_____
Name: _____
Title: _____

ATTEST:

By:_____
Name: _____
Title: _____

DEVELOPER:

MM Taylor Ranch 496, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

EXHIBIT A
LEGAL DESCRIPTION TO 380 AGREEMENT

EXHIBIT B
REQUEST FOR PAYMENT

The undersigned is an agent for _____ (the "Requestor") and requests payment from the 380 Grant Fund of Reinvestment Zone Number Three, City of Gunter, Texas ("TIRZ No. 3") from the City of Gunter, Texas (the "City") in the amount of $_____ (the "Chapter 380 Grant"). All capitalized terms not otherwise defined herein shall have the meaning given to such term in that certain TIRZ No. _____ Economic Development Agreement, entered into as of _____, 2023, by and between the City, and MM Taylor Ranch 496, LLC, a Texas limited liability company (the "TIRZ Agreement").

In connection to the above referenced payment, the Requestor represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Requestor, is qualified to execute this Request for Payment on behalf of the Requestor and is knowledgeable as to the matters set forth herein.

2. The Chapter 380 Grant requested has been determined by the TIRZ administrator.

3. The Chapter 380 Grant requested has not been the subject of any prior payment request submitted to the City or, if previously requested, no disbursement was made with respect thereto.

4. The City is hereby instructed to provide the Chapter 380 Grant to the following payee(s) pursuant to the attached wiring instructions.

5. The Developer Obligations as set forth in Section 1.04 of the TIRZ Agreement have been fulfilled.

[REQUESTOR SIGNATURE BLOCK]

By:_____

Name: _____

Title: _____

Date: _____

EXHIBIT K
HOME BUYER DISCLOSURE PROGRAM

The PID Administrator for the _____ Public Improvement District (the "_____ PID") shall facilitate notice to prospective homebuyers in accordance with the following minimum requirements:

1. Record notice of the _____ PID in the appropriate land records for the Property.

2. Require homebuilders to attach the Recorded Notice of the Authorization and Establishment of the _____ PID and the final Assessment Roll for such Assessed Parcel (or if the Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30-year payment for such Assessed Parcel) in an addendum to each residential homebuyer's contract on brightly colored paper.

3. Collect a copy of the addendum signed by each buyer from homebuilders and provide to the City.

4. Require signage indicating that the Property for sale is located in a special assessment district and require that such signage be located in conspicuous places in all model homes.

5. Prepare and provide to homebuilders an overview of the existence and effect of the _____ PID for those homebuilders to include in each sales packet of information that it provides to prospective homebuyers.

6. Notify homebuilders who estimate monthly ownership costs of the requirement that they must include special assessments in estimated Property taxes.

7. Notify Settlement Companies through the homebuilders that they are required to include special taxes on HUD 1 forms and include in total estimated taxes for the purpose of setting up tax escrows.

8. Include notice of the PID in the homeowner association documents in conspicuous bold font.

9. The City will include announcements of the _____PID on the City's web site.

The Developer and the PID Administrator shall regularly monitor the implementation of this disclosure program and shall take appropriate action to require these notices to be provided when one of them discovers that any requirement is not being complied with.

EXHIBIT L
LANDOWNER AGREEMENT

LANDOWNER AGREEMENT

This **LANDOWNER AGREEMENT** (the "Agreement"), is entered into as of _____, between the City of Gunter, Texas (the "City"), a general-law municipality of the State of Texas (the "State"), and _____, a Texas _____ (the "Landowner").

RECITALS:

WHEREAS, Landowner owns the Assessed Parcels within the property described by a metes and bounds attached as **Exhibit I** to this Agreement and which is incorporated herein for all purposes, which comprises all of the non-exempt, privately-owned land described in **Exhibit I** (the "Landowner Parcel"); and

WHEREAS, the Landowner's Parcel is located (i) within the Chalk Hill Public Improvement District No. 2 (the "District") and (ii) within the extraterritorial jurisdiction of the City; and

WHEREAS, the City Council has adopted an assessment ordinance for the Authorized Improvements (including all exhibits and attachments thereto, the "Assessment Ordinance") and the Service and Assessment Plan included as an **Exhibit A** to the Assessment Ordinance (the "Service and Assessment Plan") and which is incorporated herein for all purposes, and has levied an assessment on each Assessed Parcel in the District (as identified in the Service and Assessment Plan**)** that will be pledged for the payment of certain infrastructure improvements and to pay the costs of constructing the Authorized Improvements that will benefit the Assessed Property (as defined in the Service and Assessment Plan); and

WHEREAS, the Covenants, Conditions and Restrictions attached to this Agreement as **Exhibit II** and which are incorporated herein for all purposes**,** include the statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), to the purchaser.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, obligations and benefits hereinafter set forth, the City and the Landowner hereby contract, covenant and agree as follows:

DEFINITIONS; APPROVAL OF AGREEMENTS

Definitions. Capitalized terms used but not defined herein (including each exhibit hereto) shall have the meanings ascribed to them in the Service and Assessment Plan.

Affirmation of Recitals. The findings set forth in the Recitals of this Agreement are hereby incorporated as the official findings of the City Council.

I.
AGREEMENTS OF LANDOWNER

A. Affirmation and Acceptance of Agreements and Findings of Benefit. Landowner hereby ratifies, confirms, accepts, agrees to, and approves:

(i) the creation and boundaries of the District, and the boundaries of the Landowner's Parcel which are located within the District, all as shown on **Exhibit I,** and the location and development of the Authorized Improvements on the Landowner Parcel and on the property within the District;

(ii) the determinations and findings as to the benefits by the City Council in the Service and Assessment Plan and the Assessment Ordinance; and

(iii) the Assessment Ordinance and the Service and Assessment Plan.

B. Acceptance and Approval of Assessments and Lien on Property. Landowner consents to, agrees to, acknowledges and accepts the following:

(i) each Assessment levied by the PID on the Landowner's Parcel within the District, as shown on the assessment roll attached as Appendix __ to the Service and Assessment Plan (the "Assessment Roll");

(ii) the Authorized Improvements specially benefit the District, and the Landowner's Parcel, in an amount in excess of the Assessment levied on the Landowner's Parcel within the District, as such Assessment is shown on the Assessment Roll;

(iii) each Assessment is final, conclusive and binding upon Landowner and any subsequent owner of the Landowner's Parcel, regardless of whether such landowner may be required to prepay a portion of, or the entirety of, such Assessment upon the occurrence of a mandatory prepayment event as provided in the Service and Assessment Plan;

(iv) the obligation to pay the Assessment levied on the Landowner's Parcel owned by it when due and in the amount required by and stated in the Service and Assessment Plan and the Assessment Ordinance;

(v) each Assessment or reassessment, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Landowner's Parcel, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Landowner's Parcel regardless of whether such owner is named;

(vi) the Assessment lien on the Landowner's Parcel is a lien and covenant that runs with the land and is effective from the date of the Assessment Ordinance and continues until the Assessment is paid and may be enforced by the governing body of the City in the same manner that an ad valorem tax lien against real property may be enforced by the City;

(vii) delinquent installments of the Assessment shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;

(viii) the owner of a Landowner's Parcel may pay at any time the entire Assessment, with interest that has accrued on the Assessment, on any parcel in the Landowner's Parcel;

(ix) the Annual Installments of the Assessments (as defined in the Service and Assessment Plan and Assessment Roll) may be adjusted, decreased and extended; and, the assessed parties shall be obligated to pay their respective revised amounts of the annual installments, when due, and without the necessity of further action, assessments or reassessments by the City, the same as though they were expressly set forth herein; and

(x) Landowner has received, or hereby waives, all notices required to be provided to it under Texas law, including the PID Act, prior to the Effective Date (defined herein); and

C. Mandatory Prepayment of Assessments. Landowner agrees and acknowledges that Landowner or subsequent landowners may have an obligation to prepay an Assessment upon the occurrence of a mandatory prepayment event, at the sole discretion of the City and as provided in the Service and Assessment Plan, as amended or updated.

D. Notice of Assessments. Landowner further agrees as follows:

(i) the Covenants, Conditions and Restrictions attached hereto as **Exhibit II** shall be terms, conditions and provisions running with the Landowner's Parcel and shall be recorded (the contents of which shall be consistent with the Assessment Ordinance and the Service and Assessment Plan as reasonably determined by the City), in the records of the County Clerk of Grayson County, as a lien and encumbrance against such Landowner's Parcel, and Landowner hereby authorizes the City to so record such documents against the Landowner's Parcel owned by Landowner;

(ii) reference to the Covenants, Conditions and Restrictions attached hereto as **Exhibit II** shall be included on all recordable subdivision plats and such plats shall be recorded in the real property records of Grayson County, Texas;

(iii) in the event of any subdivision, sale, transfer or other conveyance by the Landowner of the right, title or interest of the Landowner in the Landowner's Parcel or any part thereof, the Landowner's Parcel, or any such part thereof, shall continue to be bound by all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions and any purchaser, transferee or other subsequent owner shall take such Landowner's Parcel subject to all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions; and

(iv) Landowner shall comply with, and shall contractually obligate (and promptly provide written evidence of such contractual provisions to the City) any party who purchases any Landowner's Parcel owned by Landowner, or any portion thereof, for the purpose of constructing residential properties that are eligible for "homestead" designations under State law, to comply with, the Homebuyer Education Program described on **Exhibit III** to this Agreement. Such

compliance obligation shall terminate as to each Lot (as defined in the Service and Assessment Plan) if, and when, (i) a final certificate of occupancy for a residential unit on such Lot is issued by the City, and (ii) there is a sale of a Lot to an individual homebuyer, it being the intent of the undersigned that the Homebuyer Education Program shall apply only to a commercial builder who is in the business of constructing and/or selling residences to individual home buyers (a "Builder") but not to subsequent sales of such residence and Lot by an individual home buyer after the initial sale by a Builder.

Notwithstanding the provisions of this Section, upon the Landowner's request and the City's consent, in the City's sole and absolute discretion, the Covenants, Conditions and Restrictions may be included with other written restrictions running with the land on property within the District, provided they contain all the material provisions and provide the same material notice to prospective property owners as does the document attached as **Exhibit II**.

II.
OWNERSHIP AND CONSTRUCTION OF AUTHORIZED IMPROVEMENTS

A. Ownership and Transfer of Authorized Improvements. Landowner acknowledges that all of the Authorized Improvements and the land (or easements, as applicable) needed therefor shall be owned by the City as constructed and/or conveyed to the City and Landowner will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on the current plats of the property within the District.

B. Grant of Easement and License, Construction of Authorized Improvements.

(i) Any subsequent owner of the Landowner's Parcel shall, upon the request of the City or Developer, grant and convey to the City or Developer and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Authorized Improvements on the property within the District, to stage on the property within the District construction trailers, building materials and equipment to be used in connection with such construction of the Authorized Improvements and for passage and use over and across parts of the property within the District as shall be reasonably necessary during the construction of the Authorized Improvements. Any subsequent owner of the Landowner's Parcel may require that each contractor constructing the Authorized Improvements cause such owner of the Landowner's Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of the Landowner's Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Authorized Improvements is complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat for the Landowner's Parcel in the real property records of Grayson County, Texas.

(ii) Landowner hereby agrees that any right or condition imposed by the Improvement Agreement, or other agreement, with respect to the Assessment has been satisfied, and that Landowner shall not have any rights or remedies against the City under the Improvement

Agreement, or under any law or principles of equity concerning the Assessments, with respect to the formation of the District, approval of the Service and Assessment Plan and the City's levy and collection of the Assessments.

III.
COVENANTS AND WARRANTIES; MISCELLANEOUS

A. Special Covenants and Warranties of Landowner. Landowner represents and warrants to the City as follows:

(i) Landowner is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Landowner hereunder;

(ii) This Agreement has been duly and validly executed and delivered by, and on behalf of, Landowner and, assuming the due authorization, execution and delivery thereof by and on behalf of the City and the Landowner, constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general;

(iii) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Landowner is a party, or by which Landowner or Landowner's Parcel is otherwise bound;

(iv) Landowner is, subject to all matters of record in the Grayson County, Texas Real Property Records, the sole owner of the Landowner's Parcel;

(v) The Landowner's Parcel owned by Landowner is not subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the creation of the District, (ii) the levy of the Assessments, or (iii) the construction of the Authorized Improvements on those portions of the property within the District which are to be owned by the City, as generally described on the current plats of the property within the District (or, if subject to any such prohibition, the approval or consent of all necessary parties thereto has been obtained); and

(vi) Landowner covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Landowner by virtue of execution thereof.

B. Waiver of Claims Concerning Authorized Improvements. The Landowner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the City and its successors, assigns and agents, pertaining to the installation of the Authorized Improvements.

C. Notices. Any notice or other communication to be given to the City or Landowner under this Agreement shall be given by delivering the same in writing to:

To the City:	City of Gunter Attn: City Manager 105 N. 4th Street Gunter, Texas 75058
With a copy to:	Messer, Fort, & McDonald PLLC Attn: Julie Fort 6371 Preston Road, Suite 200 Frisco, Texas 75034
To the Landowner:	Attn: Brock Babb MM Taylor Ranch 496, LLC 1800 Valley View Lane, Suite 300 Farmers Branch, Texas 75234 Email: Brock@centurionamerican.com
With a copy to:	Attn: Travis Boghetich Boghetich Law, PLLC 1800 Valley View Lane, Suite 360 Farmers Branch, Texas 75234 Email: travis@txreallaw.com

Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the recipient as the address set forth herein.

Each recipient may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this provision shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when receipted for, or actually received by, the addressee.

D. Parties in Interest. This Agreement is made solely for the benefit of the City and the Landowner and is not assignable, except, in the case of Landowner, in connection with the sale or disposition of all or substantially all of the parcels which constitute the Landowner's Parcel. However, the parties expressly agree and acknowledge that the City, the Landowner, each current

owner of any parcel which constitutes the Landowner's Parcel, and the holders of or trustee for any bonds secured by PID Assessment revenues of the City or any part thereof to finance the costs of the Authorized Improvements, are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the parties hereto. This Agreement shall be recorded in the real property records of Grayson County, Texas.

E. Amendments. This Agreement may be amended only by written instrument executed by the City and the Landowner. No termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the then-current owners of the property within the District and recorded in the Real Property Records of Grayson County, Texas.

F. Effective Date. This Agreement shall become and be effective (the "Effective Date") upon the date of final execution by the latter of the City and the Landowner and shall be valid and enforceable on said date and thereafter.

G. Estoppels. Within 10 days after written request from a party hereto, the other party shall provide a written certification, indicating whether this Agreement remains in effect as to the Landowner's Parcel, and whether any party is then in default hereunder.

H. Termination. This Agreement shall terminate and be of no further force and effect as to the Landowner's Parcel upon payment in full of the Assessment(s) against such Landowner's Parcel.

I. No Boycott of Israel. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2271.002, Texas Government Code, the Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, 'boycott Israel,' a term defined in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Landowner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Landowner within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit.

J. No Business With Sanctioned Countries. The Landowner represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website: https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf, https://comptroller.texas.gov/purchasing/docs/iran-list.pdf, or

https://comptroller.texas.gov/purchasing/docs/fto-list.pdf. The foregoing representation is made solely to enable the City to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Landowner and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. As used in this Section, the Landowner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Landowner within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

K. Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies," a term defined in Section 2274.001(1), Texas Government Code (as enacted by such Senate Bill) by reference to Section 809.001, Texas Government Code (also as enacted by such Senate Bill), shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above. As used in this Section, the Landowner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Landowner within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

L. Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification and the following definitions:

(i) 'discriminate against a firearm entity or firearm trade association,' a term defined in Section 2274.001(3), Texas Government Code (as enacted by such Senate Bill), (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as

a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

(ii) 'firearm entity,' a term defined in Section 2274.001(6), Texas Government Code (as enacted by such Senate Bill), means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as enacted by such Senate Bill, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as enacted by such Senate Bill, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as enacted by such Senate Bill, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

(iii) 'firearm trade association,' a term defined in Section 2274.001(7), Texas Government Code (as enacted by such Senate Bill), means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

As used in this Section, the Landowner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Landowner within the meaning of SEC Rule 133(f), 17 C.F.R. § 230.133(f), and exists to make a profit.

M. Form 1295 Certificate. Landowner represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Landowner has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Landowner further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908

and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Landowner. The information contained in the Form 1295 completed by the Landowner has been provided solely by the Landowner and the City has not verified such information.

[Signature pages to follow]

EXECUTED by the City and Landowner on the respective dates stated below.

Date: _____

CITY OF GUNTER, TEXAS

By: _____
Mayor

STATE OF TEXAS §
§
COUNTY OF GRAYSON §

This instrument was acknowledged before me on the __ day of _____, 20___ by _____ the Mayor of the City of Gunter, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

[Signature Page Landowner Agreement]

LANDOWNER:

MM Taylor Ranch 496, LLC
a Texas limited liability company

By: MM Kaufman 1132, LLC,
a Texas limited liability company
Its Manager

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2023 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Kaufman 1132, LLC, as Manager of MM Taylor Ranch 496, LLC, a Texas limited liability company on behalf of said company.

_____
Notary Public, State of Texas

[Signature Page Landowner Agreement]

LANDOWNER AGREEMENT - EXHIBIT I

METES AND BOUNDS DESCRIPTION OF LANDOWNER'S PARCEL

LANDOWNER AGREEMENT - EXHIBIT II

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (as it may be amended from time to time, this "Declaration") is made as of _____ by _____, a Texas _____ (the "Landowner").

RECITALS:

A. The Landowner holds record title to that portion of the real property located in Grayson County, Texas, which is described in the attached **Exhibit I** (the "Landowner's Parcel").

B. The City Council of the City of Gunter (the "City Council") upon a petition requesting the establishment of a public improvement district covering the property within the District to be known as the _____ Public Improvement District (the "District") by the then current owners of 100% of the appraised value of the taxable real property and 100% of the area of all taxable real property within the area requested to be included in the District created such District, in accordance with the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act").

C. The City Council has adopted an assessment ordinance to levy assessments for certain public improvements (including all exhibits and attachments thereto, the "Assessment Ordinance") and the Service and Assessment Plan included as an exhibit to the Assessment Ordinance (as amended from time to time, the "Service and Assessment Plan"), and has levied the assessments (as amended from time to time, the "Assessments") on property in the District.

D. The statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser, is incorporated into these Covenants, Conditions and Restrictions.

DECLARATIONS:

NOW, THEREFORE, the Landowner hereby declares that the Landowner's Parcel is and shall be subject to, and hereby imposes on the Landowner's Parcel, the following covenants, conditions and restrictions:

1. Acceptance and Approval of Assessments and Lien on Property:

(a) Landowner accepts each Assessment levied on the Landowner's Parcel owned by such Landowner.

(b) The Assessment (including any reassessment, the expense of collection, and reasonable attorney's fees, if incurred) is (a) a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims except for liens or claims for state, county, school district or municipality ad valorem property

taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named. The Assessment Lien is effective from the date of the Assessment Ordinance until the Assessments are paid and may be enforced by the City in the same manner as an ad valorem property tax levied against real property that may be enforced by the City. The owner of any assessed property may pay, at any time, the entire Assessment levied against any such property. Foreclosure of an ad valorem property tax lien on property within the District will not extinguish the Assessment or any unpaid but not yet due annual installments of the Assessment, and will not accelerate the due date for any unpaid and not yet due annual installments of the Assessment.

It is the clear intention of all parties to these Declarations of Covenants, Conditions and Restrictions, that the Assessments, including any annual installments of the Assessments (as such annual installments may be adjusted, decreased or extended), are covenants that run with the Landowner's Parcel and specifically binds the Landowner, its successors and assigns.

In the event of delinquency in the payment of any annual installment of the Assessment, the City is empowered to order institution of an action in district court to foreclose the related Assessment Lien, to enforce personal liability against the owner of the real property for the Assessment, or both. In such action the real property subject to the delinquent Assessment may be sold at judicial foreclosure sale for the amount of such delinquent property taxes and Assessment, plus penalties, interest and costs of collection.

2. **Landowner or any subsequent owner of the Landowner's Parcel waives:**
   (a) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the District and levying and collecting the Assessments or the annual installments of the Assessments;
   (b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the levy of Assessments by the City Council concerning the Assessments;
   (c) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption of, the Assessment Ordinance by the City Council;
   (d) any and all actions and defenses against the adoption or amendment of the Service and Assessment Plan, the City's finding of a 'special benefit' pursuant to the PID Act and the Service and Assessment Plan, and the levy of the Assessments; and
   (e) any right to object to the legality of any of the Assessments or the Service and Assessment Plan or to any of the previous proceedings connected therewith which occurred prior to, or upon, the City Council's levy of the Assessments.

3. **Amendments:** This Declaration may be terminated or amended only by a document duly executed and acknowledged by the then-current owner(s) of the Landowner's Parcel and the City. No such termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is

required as set forth above and recorded in the real Property Records of Grayson County, Texas.

4. **Third Party Beneficiary:** The City is a third-party beneficiary to this Declaration and may enforce the terms hereof.

5. **Notice to Subsequent Purchasers:** Upon the sale of a dwelling unit within the District, the purchaser of such property shall be provided a written notice that reads substantially similar to the following:

TEXAS PROPERTY CODE SECTION 5.014
NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF GUNTER, GRAYSON COUNTY, TEXAS CONCERNING THE PROPERTY AT [Street Address]

As the purchaser of this parcel of real property, you are obligated to pay an assessment to the City of Gunter, Texas, for improvement projects undertaken by a public improvement district under Chapter 372 of the Texas Local Government Code, as amended. The assessment may be due in periodic installments.

The amount of the assessment against your property may be paid in full at any time together with interest to the date of payment. If you do not pay the assessment in full, it will be due and payable in annual installments (including interest and collection costs). More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the City of Gunter, 105 N 4th Street, Gunter, Texas 75058.
Your failure to pay the assessment or the annual installments could result in a lien and in the foreclosure of your property.

Signature of Purchaser(s) _____ Date: _____

The seller shall deliver this notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the notice prescribed by this section, the references to the street address and date in the notice, and the purchaser's signature on the notice may be omitted.

[Signature Page to Follow]

EXECUTED by the undersigned on the date set forth below to be effective as of the date first above written.

LANDOWNER:

MM Taylor Ranch 496, LLC
a Texas limited liability company

By: MM Kaufman 1132, LLC,
a Texas limited liability company
Its Manager

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2023 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Kaufman 1132, LLC, as Manager of MM Taylor Ranch 496, LLC, a Texas limited liability company on behalf of said company.

_____
Notary Public, State of Texas

LANDOWNER AGREEMENT - EXHIBIT III

HOMEBUYER EDUCATION PROGRAM

As used in this **Exhibit III**, the recorded Notice of the Authorization and Establishment of the _____ Public Improvement District and the Covenants, Conditions and Restrictions in **Exhibit II** of this Agreement are referred to as the "Recorded Notices."

1. Any Landowner who is a Builder shall attach the Recorded Notices and the final Assessment Roll for such Assessed Parcel (or if the Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30-year payment for such Assessed Parcel) as an addendum to any residential homebuyer's contract.
2. Any Landowner who is a Builder shall provide evidence of compliance with 1 above, signed by such residential homebuyer, to the City.
3. Any Landowner who is a Builder shall prominently display signage in its model homes, if any, substantially in the form of the Recorded Notices.
4. If prepared and provided by the City, any Landowner who is a Builder shall distribute informational brochures about the existence and effect of the District in prospective homebuyer sales packets.
5. Any Landowner who is a Builder shall include Assessments in estimated property taxes, if such Builder estimates monthly ownership costs for prospective homebuyers.

CITY OF GUNTER, TEXAS • SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(TAYLOR RANCH PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 PROJECT)

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