

**MERCER CROSSING
PUBLIC IMPROVEMENT DISTRICT**

CITY OF FARMERS BRANCH, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)**

**AS APPROVED BY CITY COUNCIL ON:
SEPTEMBER 21, 2021**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

MERCER CROSSING PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/21 – 8/31/22)

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I. INTRODUCTION

The Mercer Crossing Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on February 14, 2017 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The City approved reimbursement obligations to finance the public improvements provided for the benefit of the property in the PID. The Reimbursement Agreement in the aggregate principal amount of \$43,247,845 is secured by Assessments.

A service and assessment plan as amended or updated from time to time (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was amended on November 12, 2019 pursuant to the updated development plan provided by the Developer (the “Amended and Restated Service and Assessment Plan”). Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2021-22 (the “Annual Service Plan Update”).

The City also adopted assessment rolls (the “Assessment Rolls”) identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update is related to the annual budget for the payment of PID obligations in 2021-22.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice of obligation to pay PID Assessment form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase 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 provided the required notice, the purchaser, subject to certain exceptions described in the

PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller 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.

Capitalized terms used herein shall have the meanings defined in the Amended and Restated Service and Assessment Plan, unless specified otherwise herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Authorized Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 7, 2017, the initial total estimated costs of the Authorized Improvements were equal to \$43,247,845. As provided by CADG Mercer Crossing Holdings, LLC (the “Developer”), the revised actual costs of the Authorized Improvements were equal to \$44,421,021, representing an increase of \$1,173,176 from the initial total estimated costs.

Table II-A on the following page summarizes the updated sources and uses of funds required to construct the Authorized Improvements and establish the PID. The revised estimated of the Authorized Improvements were provided by the Developer and approved by the City. For additional PID development-related information, refer to the link below:

<https://emma.msrb.org/P11506636-P11166604-P11582061.pdf>

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Table II-A
Updated Sources and Uses – Authorized Improvements

Sources of Funds	Initial Estimated Budget¹	Revised Budget¹	Variance	Spent to Date¹
PID Reimbursement Agreement	\$43,247,845	\$43,247,845	\$0	\$43,247,845
Other funding Sources	\$0	\$1,173,176	\$1,173,176	\$1,173,176
Total Sources	\$43,247,845	\$44,421,021	\$1,173,176	\$44,421,021
Uses of Funds				
Road improvements				
Paving and signalization	\$10,560,288	\$12,305,125	\$1,744,836	\$12,305,125
Excavation in public Right-of-Way	\$278,458	\$1,687,317	\$1,408,859	\$1,687,317
Knights bridge roadway connection	\$711,000	\$790,634	\$79,634	\$790,634
Hutton Extension	\$412,000	\$589,083	\$177,083	\$589,083
<i>Subtotal - Road Improvements</i>	<i>\$11,961,747</i>	<i>\$15,372,159</i>	<i>\$3,410,413</i>	<i>\$15,372,159</i>
Water improvements				
Water distribution system improvements	\$3,664,128	\$3,615,447	(\$48,681)	\$3,615,447
Sanitary sewer improvements				
Sewer collection system improvements	\$4,190,982	\$3,772,168	(\$418,814)	\$3,772,168
Storm drainage improvements				
Storm drainage collection system improvements	\$6,484,098	\$5,826,755	(\$657,343)	\$5,826,755
Right-of-Way land acquisition	\$10,000,000	\$10,000,000	\$0	\$10,000,000
Other costs				
Engineering, surveying and other soft costs	\$3,654,680	\$4,097,469	\$442,789	\$4,097,469
Developer PID establishment related costs	\$751,000	\$751,000	\$0	\$751,000
Contingency	\$2,541,214	\$592,788	(\$1,948,426)	\$592,788
City inspection fees	\$0	\$393,235	\$393,235	\$393,235
<i>Subtotal: Other costs</i>	<i>\$6,946,894</i>	<i>\$5,834,492</i>	<i>(\$1,112,402)</i>	<i>\$5,834,492</i>
Total Uses	\$43,247,849	\$44,421,021	\$1,173,172	\$44,421,021

¹ – According to information provided by the Developer on September 3, 2021.

Authorized Improvement Cost Variances

As stated in Table II-A above there are variances to the Authorized Improvement aggregate budget. The net increase in actual costs were funded by the Developer and interest earned on fund available for construction of the Authorized Improvements.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. According to the City and the Developer, the Authorized Improvements for the following development phases have been completed and accepted by the City: Amesbury Addition, Windermere Addition, Verwood Addition, Brighton Addition, Mercer Parkway, Commerce Street Improvements, Ashington Addition, Coventry Addition, and Kensington Addition.

For additional details regarding the PID Authorized Improvements, refer to the links provided in Section II.A. and II.B. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The Annual Installments expected to be collected for these costs is shown by Table II-C below.

Table II-C
Projected Annual Installments (2017-2027)

Assessment Year ending 09/01	Projected Annual Installments¹
2017-2021	\$11,102,446
2022	\$2,607,980
2023	\$3,325,815
2024	\$3,326,792
2025	\$3,335,055
2026	\$3,339,995
2027	\$3,346,611
Total	\$30,384,694

1 - Assessment Years 2017 through 2022 are net of applicable TIRZ Credits. Assessment Years 2023 through 2027 are projections and do not include any TIRZ Credits.

C. STATUS OF DEVELOPMENT

The City reported as of July 31, 2021 that a total of 760 building permits have been issued for the residential development within the PID.

The City reported as of July 31, 2021 that there were nine building permits issued for the commercial development within the PID since creation of the PID (February 14, 2017).

The City reported as of July 31, 2021 that a total of 478 certificates of occupancy have been issued for the residential development within the PID.

The City reported as of July 31, 2021 that there was one certificate of occupancy issued for the commercial development within the PID since creation of the PID (February 14, 2017).

See Table II-D below for information regarding building permit and certificate of occupancy issuances.

Table II-D
Building Permit and Certificate of Occupancy Issuances

Description	Type	Issued as of 7/30/2020 ¹	Additional Issuances between 7/20/2020 and 7/31/2021 ²	Total issued as of 7/31/2021
Building Permits	Residential	451	309	760
Building Permits	Commercial	4	5	9
Certificates of Occupancy	Residential	272	206	478
Certificates of Occupancy	Commercial	0	1	1

1 – Based on information provided by the City on September 16, 2020.

2 – Based on information provided by the City on August 31, 2021.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Reimbursement Agreement, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Reimbursement Agreement, which is 6.11 percent per annum for 2021-22. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan such as the TIRZ Annual Credit Amount and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual

Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Annual Installments to be Collected for 2021-22

The outstanding principal balance on the Assessments is \$41,190,900. which represents the reimbursement amount for 2021-22. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table II-E below.

Table II-E
Budget for the Annual Installments
to be Collected for 2021-22

Descriptions	Total
Interest through September 1, 2022	\$2,516,764
Assessments due by September 1, 2022	\$705,000
<i>Subtotal</i>	<i>\$3,221,764</i>
Administrative Expenses	\$84,900
<i>Subtotal Expenses</i>	<i>\$3,306,664</i>
Available TIRZ Annual Credit Amount	(\$698,684)
Available Administrative Expense account	\$0
Other available funds	\$0
<i>Subtotal funds available</i>	<i>(\$698,684)</i>
Annual Installments	\$2,607,980

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2021-22 in the amount of \$2,516,764, which equal interest on the outstanding Assessments balance of \$41,190,900 for one year and an effective interest rate of 6.11 percent. Annual Installments to be collected include a principal amount of \$705,000. As a result, total Annual Installments to be collected for principal and interest in 2021-22 is estimated to be equal to \$3,221,764.

Administrative Expenses

Administrative Expenses include the City, Administrator, billing and collection costs, and contingency fees. The total administrative expenses to be collected for 2021-22 are estimated to be \$84,900.

Available TIRZ Credit

According to the Dallas County Tax Assessor-Collector, there have been City taxes that resulted in TIRZ increments collected for 2020 in the total amount of \$698,684 that are available to be used as TIRZ Credit in 2021-22 for the respective Parcels the PID. This TIRZ Credit amount is allocated

based upon the amount of TIRZ increment generated by each Parcel within the PID and each Parcel that has an outstanding Assessment balance as of September 1, 2021 as shown in Appendix D-2.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Amended and Restated Service and Assessment Plan, 959 single family residential units, 2,208 multifamily residential units, 45,000 square feet of restaurant space, 97,000 square feet of retail space, a 160 room hotel, 150,000 square feet of office space, and 100,000 square feet of warehouse space were estimated to be built within the PID, representing 1,157.98 Equivalent Units.

The Kensington Addition initially comprised of three parent parcels was subdivided in 2021. The original development plan anticipated 192.63 Equivalent Units would be platted, however the actual total Equivalent Units platted in the Kensington Addition were 186.52 Equivalent Units. Pursuant to Section VII.C of the Amended and Restated Service and Assessment Plan, a mandatory prepayment would be triggered if the amount calculated by the Administrator by which the Assessment for the subdivided Parcel exceeds the original Assessment for the Parcel. The outstanding Assessment balances for each subdivided Parcel within the Kensington Addition are less than the original Assessments for each respective Land Use Class. As a result, no mandatory prepayment is triggered by the Kensington Addition subdivision and the Assessments originally allocated to the Kensington Addition parent Parcels will be reallocated proportionally to the subdivided residential lots. After the Kensington Addition subdivision 965.35 ($1,157.98 - 192.63 = 965.35$) Equivalent Units remain outstanding outside of the Kensington Addition and 186.52 Equivalent Units remain outstanding in the Kensington Addition after the subdivision, prior to the subtraction of any prepayments as described in the following paragraphs.

As of August 31, 2021, outside of the Kensington Addition, three Land Use Class 2 Parcels representing 2.49 Equivalent Units and two Land Use Class 5 Parcels representing 0.32 Equivalent Units have prepaid their Assessment balances in full ($965.35 - 2.81 = 962.54$). Outside of the Kensington Addition, three Land Use Class 1 Parcels representing 3.00 Equivalent Units, one Land Use Class 2 Parcel representing 0.83 Equivalent Units, and two Land Use Class 3 Parcels representing 1.34 Equivalent Units have partially prepaid their Assessments. Each of the partially prepaid Parcel's outstanding Equivalent Units has been reduced proportionally by the amount they prepaid for the purposes of the Annual Assessment per Equivalent Unit Calculation ($962.54 - 1.57 = 960.97$). The partially prepaid Parcels will continue to pay Administrative Expenses proportionate to their original Equivalent Units. As a result, Administrative Expenses per Equivalent Unit are calculated based on only the Equivalent Unit reduction of full prepayments ($965.35 - 2.81 = 962.54$). Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be \$2,794.81 (i.e. $\$2,685,720 \div 960.97 = \$2,794.81$). The Administrative Expenses to be collected from each unit will be \$73.53 (i.e. $\$70,774 \div 962.54 =$

\$73.53). As a result, the total Annual Installment to be collected from each unit outside of the Kensington Addition will be \$2,868.33 (i.e. \$2,794.81 + \$73.53 = \$2,868.33).

The Annual Installment due to be collected from each Land Use Class outside of the Kensington Addition for 2021-22 is shown in II-F below.

Table II-F
Annual Installment Per Unit – non-Kensington Addition Lots

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Land Use Class 1 (60 Ft Lots)	\$2,868.33	1.00	\$2,868.33
Land Use Class 2 (50 Ft Lot.)	\$2,868.33	0.83	\$2,380.72
Land Use Class 3 (40 Ft Lot)	\$2,868.33	0.67	\$1,921.78
Land Use Class 4 (Townhomes)	\$2,868.33	0.42	\$1,204.70
Land Use Class 5 (Multifamily)	\$2,868.33	0.16	\$458.93
Land Use Class 6 (Restaurant)	\$2,868.33	0.32	\$917.87
Land Use Class 7 (Retail)	\$2,868.33	0.26	\$745.77
Land Use Class 8 (Hotel)	\$2,868.33	0.23	\$659.72
Land Use Class 9 (Office)	\$2,868.33	0.23	\$659.72
Land Use Class 10 (Warehouse)	\$2,868.33	0.22	\$631.03

As of August 31, 2021, within the Kensington Addition, one Land Use Class 2 Parcel representing 0.83 Equivalent Units has prepaid their Assessment balance in full ($186.52 - 0.83 = 185.69$). Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be \$2,886.77 (i.e. $\$536,044 \div 185.69 = \$2,886.77$). The Administrative Expenses to be collected from each unit will be \$76.07 (i.e. $\$14,126 \div 185.69 = \76.01). As a result, the total Annual Installment to be collected from each unit within the Kensington Addition will be \$2,962.84 (i.e. $\$2,886.77 + \$76.07 = \$2,962.84$).

The Annual Installment due to be collected from each Land Use Class within the Kensington Addition for 2021-22 is shown in II-G on the following page.

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Table II-G
Annual Installment Per Unit – Kensington Addition Lots

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Land Use Class 1 (60 Ft Lots)	\$2,962.84	1.00	\$2,962.84
Land Use Class 2 (50 Ft Lot.)	\$2,962.84	0.83	\$2,459.16
Land Use Class 3 (40 Ft Lot)	\$2,962.84	0.67	\$1,985.10
Land Use Class 4 (Townhomes)	\$2,962.84	0.42	\$1,244.39
Land Use Class 5 (Multifamily)	\$2,962.84	0.16	\$474.05
Land Use Class 6 (Restaurant)	\$2,962.84	0.32	\$948.11
Land Use Class 7 (Retail)	\$2,962.84	0.26	\$770.34
Land Use Class 8 (Hotel)	\$2,962.84	0.23	\$681.45
Land Use Class 9 (Office)	\$2,962.84	0.23	\$681.45
Land Use Class 10 (Warehouse)	\$2,962.84	0.22	\$651.82

Please see Appendix F of this report for a breakdown of how the outstanding Assessments, Equivalent Units, and 2021-22 Annual Installments are allocated between the Kensington Addition Parcels and Parcels outside of the Kensington Addition.

The list of Parcels within the PID, the number of units to be anticipated to be developed on the current Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, the TIRZ Credit, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

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III. UPDATE OF THE ASSESSMENT PLAN

The Amended and Restated Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units anticipated to be developed within the PID, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

(i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Amended and Restated Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VII.C of the Amended and Restated Service and Assessment Plan.

The Assessment Roll summary is shown in Appendix A. Each Parcel in the PID is identified, along with the outstanding Assessment on each Parcel, and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula on the following page:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Dallas Central Appraisal District (the “DCAD”) online records, a final plat for the Coventry Addition was recorded in 2019. The Developer had anticipated the 68 Land Use Class 2 Lots would be subdivided from the Coventry parent Parcel, 242317400E0000000. According to the final plat, 67 Land Use Class 2 Lots were subdivided from Parcel 242317400E0000000. The

Equivalent Units assigned to the one additional Coventry Parcel that was not platted was picked up by Parcel 65092674510140100 in the Kensington Addition per the Developer.

According to DCAD online records, a final plat for the 54 Land Use Class 5 Lots in the Gatherings was recorded in 2019. Parcel 242072100A0020000 was subdivided into 54 Multifamily units and the remaining acreage was re-platted as Parcel 242072100A0029900, which is anticipated to contain 27 Land Use Class 5 Lots.

According to DCAD online records, Parcel 65027913010030100 was split from Parcel 65027913010030000 in 2019. According to the Developer, prior to subdivision Parcel 65027913010030000 was anticipated to be developed as 500 Multifamily units, 45,000 square feet of restaurant space and 12,000 square feet of retail. After subdivision Parcel is anticipated to be developed for 500 Multifamily units 65027913010030100 and Parcel 65027913010030000 is anticipated to be developed as 45,000 square feet of restaurant space and 12,000 square feet of retail.

According to DCAD online records, Parcels 241720000A0010000, 241720000A0020000, and 242317400E0000500 were consolidated into Parcel 240075200A0010000 in 2019.

According to DCAD online records, Parcels 242317400B0000000 and 242317400B0000200 were re-platted as Parcels 242317400B0000000 and 242317400B0000400 in 2019. According to the Developer, Parcel 242317400B0000000 was anticipated to be developed as 20,000 square feet of retail space. The development plan for Parcel 242317400B0000000 is unchanged after the replat. According to the Developer, Parcel 242317400B0000200 was anticipated to be developed as 5,000 square feet of retail. The development plan for Parcel 242317400B0000400 is unchanged after the replat.

According to the Developer and DCAD online records, two subdivided Land Use Class 1 Lots were not assessed in 2019-20. Parcels 240622200B0010000 and 240622200D0010000 were classified as open space lots pursuant to information provided by the Developer. Two open space lots, Parcels 240622200B08X0000 and 240622200D25X0000, were classified as Land Use Class 1 Lots in the 2019-20 Assessment Roll. Per additional information and subsequent request of the Developer, the Assessments initially allocated to the open space lots in 2019-20 are being correctly assigned to each of the two Land Use Class 1 Lots that were previously unassessed.

In addition, eleven other open space lots were classified as ten Land Use Class 4 Lots and 1 Land Use Class 2 Lot pursuant to information provided by the Developer. Per additional information and subsequent request of the Developer, the Assessments initially allocated to the open space lots in 2019-20 were reallocated to the un-subdivided Parcel 65092674510140100 in the Kensington Addition.

According to DCAD online records, Parcel 242317400B0000400 was replatted as Parcel 241607100A0010000 in 2021. The Assessment allocated to Parcel 242317400B0000400 will be reallocated to Parcel 241607100A0010000 as shown in Table IV-A on the following page.

Table IV-A
Replat of Parcel 242317400B0000400

Before Replat			After Replat		
Parcel	EUs	Assessment	Parcel	EUs	Assessment
242317400B0000400	1.30	\$46,452	241607100A0010000	1.30	\$46,452
Total	1.30	\$46,452		1.30	\$46,452

According to DCAD online records, Parcel 242317400F0000000 was replatted as Parcel 24116030010010000 in 2021. The Assessment allocated to Parcel 242317400F0000000 will be reallocated to Parcel 24116030010010000 as shown in Table IV-B below.

Table IV-B
Replat of Parcel 242317400F0000000

Before Replat			After Replat		
Parcel	EUs	Assessment	Parcel	EUs	Assessment
242317400F0000000	23.00	\$821,840	24116030010010000	23.00	\$821,840
Total	23.00	\$821,840		23.00	\$821,840

According to DCAD online records and the Developer, Parcels 242317400F0000100, 65092674510140100, 65092674510140000 and were platted as the Kensington Addition in 2021. The Assessments allocated to Parcels 242317400F0000100, 65092674510140100, 65092674510140000 will be reallocated to each residential lot in the Kensington Addition pursuant to Lot Type information provided by the Developer as shown in Table IV-C below.

Table IV-C
Kensington Subdivision

Before Subdivision		After Subdivision				
Parcel	Assessment	Parcel	Lot Type	EU Factor	No. of Lots	Outstanding Assessment
242317400F0000100	\$1,375,331	Kensington Lots	Land Use Class 4 (Townhomes)	0.42	150	\$1,375,331
65092674510140100	\$4,162,438		Land Use Class 3 (40 Ft Lot)	0.67	58	\$4,162,438
65092674510140000	\$1,315,658		Land Use Class 2 (50 Ft Lot.)	0.83	102	\$1,315,658
Total	\$6,853,427					\$6,853,427

B. PREPAYMENT OF ASSESSMENTS

There have been six full Assessment prepayments and six partial prepayments as of August 31, 2021. Refer to Appendix B for additional information regarding prepaid Assessments.

The complete Assessment Roll is available for review at the City Hall, located at 13000 William Dodson Parkway, Farmers Branch, Texas 75234.

APPENDIX A
PID MAP

APPENDIX B
PREPAID PARCELS

APPENDIX B
PREPAID PARCELS

Parcel	Equivalent Units	Prepayment Amount	Prepayment Type
240722500A0300000	0.83	\$32,806.69	Full
240622200A0380000	1.00	\$10,000.00	Partial
240622200D0220000	1.00	\$3,719.31	Partial
24C03990000003407	0.16	\$5,895.49	Full
240622200D0240000	1.00	\$18,000.00	Partial
240417000A0220000	0.83	\$30,137.86	Full
24C03990000003408	0.16	\$5,809.71	Full
240527500C0060000	0.83	\$30,137.86	Full
248255100A0150000	0.67	\$15,000.00	Partial
241055400A0460000	0.83	\$30,137.86	Full
240622200A0220000	0.83	\$10,300.00	Partial
248255100A0290000	0.67	\$5,000.00	Partial
Total	8.81	\$196,944.77	

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C-1
Mercer Crossing Public Improvement District
Historic Value

Year	Value¹	Percent Increase (Year-to-Year)	Percentage Increase from 2016
2016	\$8,838,806	N/A	N/A
2017	\$44,896,414	407.9%	407.9%
2018	\$74,030,550	64.9%	737.6%
2019	\$165,653,690	123.8%	1,774.2%
2020	\$367,812,640	122.0%	4,061.3%
2021	\$467,115,740	27.0%	5,184.8%

1 - Parcel assessed values are in accordance with DCAD online records as of September 2, 2021. Values shown reflect the 2021 appraised values. Properties with values in dispute are not included in the 2021 total.

Appendix C-2
Mercer Crossing Public Improvement District
Appraised Value by Land Use Class

Land Use Class	Number of Completed Homes¹	Average Assessed Value of Completed Homes²
Land Use Class 1 (60 Ft Lots)	76	\$584,145
Land Use Class 2 (50 Ft Lot.)	225	\$497,022
Land Use Class 3 (40 Ft Lot)	75	\$442,954
Land Use Class 4 (Townhomes)	88	\$315,654
Land Use Class 5 (Multifamily)	52	\$339,805

1 - Completed homes were accounted for as lots with a value greater than 50% of the initial expected build out value for each respective lot type.

2 - Average value of completed homes are based on DCAD online records as of September 2, 2021 for properties described in footnote 1 above.

APPENDIX D-1
ASSESSMENT ROLL SUMMARY - 2021-22

APPENDIX D-2
TIRZ CALCULATION - 2021-22

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT
ASSESSMENT TO THE CITY OF FARMERS BRANCH, TEXAS
CONCERNING THE FOLLOWING
PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Farmers Branch, 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 the Mercer Crossing Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866)648-8482 (toll free) and email at txpid@municap.com.

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.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of abinding contract for the purchase of the real property at the address described above.

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

APPENDIX F
2021-22 BUDGET BREAKDOWN

Descriptions	Total	Kensington Addition Parcels	Non-Kensington Addition Parcels
Interest through September 1, 2022	\$2,516,764	\$418,744	\$2,098,020
Assessments due by September 1, 2022	\$705,000	\$117,299	\$587,701
<i>Subtotal</i>	<i>\$3,221,764</i>	<i>\$536,044</i>	<i>\$2,685,720</i>
Administrative Expenses	\$84,900	\$14,126	\$70,774
<i>Subtotal Expenses</i>	<i>\$3,306,664</i>	<i>\$550,170</i>	<i>\$2,756,494</i>
Available TIRZ Annual Credit Amount	(\$698,684)	(\$33,971)	(\$664,713)
Available Administrative Expense account	\$0	\$0	\$0
Other available funds	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>(\$698,684)</i>	<i>(\$33,971)</i>	<i>(\$664,713)</i>
Annual Installments	\$2,607,980	\$516,198	\$2,091,782
<hr/>			
Total Outstanding Assessments	\$41,190,900	\$6,853,427	\$34,337,473
Total Equivalent Units	1,151.87	186.52	965.35
Total Fully Prepaid Equivalent Units	3.64	0.83	2.81
Total Partially Prepaid Equivalent Units	1.57	0	1.57
Total Outstanding Equivalent Units	1,146.66	185.69	960.97
Total Equivalent Units for Principal & Interest ¹	1,146.66	185.69	960.97
Total Equivalent Units for Administrative Expenses ¹	1,148.23	185.69	962.54
<hr/>			
Outstanding Assessment per Equivalent Units		\$36,907.89	\$35,732.15
Annual Assessment per Equivalent Unit (P&I)		\$2,886.77	\$2,794.81
Administrative Expense per Equivalent Unit		\$76.07	\$73.53

1 - Administrative expenses per unit amounts exclude partially prepaid Equivalent Units as partially prepaid Parcels pay administrative expenses based on their full original allotment of Equivalent Units. Principal and interest amounts unit amounts are factor proportionally reduced Equivalent Units as a result of partial prepayments.