

**Ordinance No. 26-048**

**An ordinance accepting and approving an updated Service and Assessment Plan for the Anthem Public Improvement District of the City of Arlington, accepting and adopting the 2026 tax year Assessment Roll, setting an assessment rate, levying the assessments on the assessed parcels appearing on said roll, providing for and requiring payment of the assessments, making findings of special benefit to certain property in the District, and related matters**

- WHEREAS, on February 24, 2026, after notice and public hearing conducted in the manner required by law, the City Council approved Resolution No. 26-071 Authorizing the creation of the Anthem Public Improvement District for an initial twenty-eight (28) year period (the "District"); and of the City authorized and created the District in accordance with its finding as to the advisability of the improvement projects and services; and
- WHEREAS, Section 372.013 of the Texas Local Government Code requires that the Service and Assessment Plan for the District be annually reviewed and updated; and
- WHEREAS, the updated Service and Assessment Plan, attached as Exhibit "A" hereto and the updated Assessment Roll, attached as Exhibit "B" hereto update the Service and Assessment Plan to reflect changes to the assessment and budget allocation for the District that occur during the year, if any; and
- WHEREAS, the City Council, pursuant to Section 372.016 of the PID Act, mailed notice of the public hearing to consider the Proposed Assessment Roll and the levy of the Assessments on property in the District to the last known address of the owners of the property liable for the Assessments (the "Assessed Parties"); and
- WHEREAS, the City Council convened the hearing as scheduled, at which all written or oral objections were considered, and all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to object to any proposed Assessment; and
- WHEREAS, at or on the adjournment of the hearing, the City Council passed on the objections to a proposed Assessment on any Assessed Parcel, as summarized in Exhibit "C", which is to be prepared by the City Secretary at the adjournment of the September 8, 2026 City Council meeting, and the Assessment Roll shall consist of the Proposed Assessment Roll as adjusted by the approved modifications to the proposed assessment on specific Assessed Parcels, if any, as set forth in Exhibit "C"; and

WHEREAS, the City Council closed the hearing, and, after considering all oral and written, and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined that each property is specially benefitted at least to the extent of the assessment set forth in Exhibit "B", and to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds and determines that the Assessment Roll should be approved and that the Assessments should be levied as provided in this Ordinance and in the Service and Assessment Plan and the Assessment Roll; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

Section 1. Terms.

Capitalized terms not otherwise defined herein are as defined in the approved Service and Assessment Plan.

Section 2. Findings.

The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes.

(a) The apportionment of costs of Improvements, pursuant to the updated Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Improvements, and is hereby approved.

(b) All of the assessable real property in the District which is being assessed in the amounts shown in the updated Service and Assessment Plan will be benefitted by the Improvements proposed to be provided through the District in the updated Service and Assessment Plan, and each parcel of real property will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

(c) The method of apportionment of apportionment results in (A) imposing equal shares of such costs on property similarly benefitted, and (B) a reasonable classification and formula for the apportionment thereof; and

(d) The updated Service and Assessment Plan should be approved as the service and assessment plan for the District; and

(e) The meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the PID Act.

Section 3.     Service and Assessment Plan and Assessment Rate.

(a)     The Service and Assessment Plan is hereby accepted and approved as the service and assessment plan for the District relating to the Improvements required by Section 372.013 of the PID Act.

Section 4.     Assessment Roll.

The Proposed Assessment Roll as adjusted by the approved modifications to the proposed assessment on specific Assessed Parcels as set forth in Exhibit "B" is hereby accepted and approved as the Assessment Roll relating to the Assessments of the District required by Section 372.016 of the PID Act. The City Secretary is directed to prepare Exhibit "B", a summary of any approved modification to proposed assessment to specific Assessed Parcels, upon the adjournment of the September 8, 2026 City Council meeting.

Section 5.     Levy of Assessments.

(a)     In accordance with the requirements and provisions of Section 372.017 of the PID Act, the City hereby levies Assessments against the Assessed Parcels in the aggregate amount of the Costs of the Improvements and for the purposes set forth in the approved Service and Assessment Plan, as a special assessment on the Assessed Parcels. The apportionment of such costs shall be of 0.00 cents per \$100 valuation (\$0.00) for tax year 2026. The Assessments are payable annually by January 31<sup>st</sup>. All Assessments received by the City shall be deposited, used, and applied to pay the Improvements in accordance with the approved Service and Assessment Plan.

(b)     All Assessments levied in this Ordinance and all other provisions hereof are subject to the annual or periodic reviews, analyses, and recalculations required by the Service and Assessment Plan and herein, and may change from time to time as required and permitted by the PID Act and by this Ordinance.

Section 6.     Annual Accounting, Billing, and Collection Requirements.

(a)     The City Administrator shall commence, and complete, as early as practicable, annual accounting and billing statements and information required to send statements to the Assessed Parties on or about October 1st of such year, showing the amounts that are due and payable, if any, by the Assessed Parties on or before January 31<sup>st</sup> of the following year.

(b)     The accounting and billing statements and information shall specify and show the amounts that are due and payable by the Assessed Parties, respectively, shown on the current Assessment Rolls, by applying the Assessments levied pursuant to the approved Service and Assessment Plan for that year.

Section 7. Allocation and Apportionment of Amounts Among Owners, Collections.

(a) The amounts of the Assessments levied and assessed shall be periodically adjusted, modified, amended, allocated, and apportioned among the owners of the Assessed Parcels in accordance with the provisions of and the allocation directions contained in the Service and Assessment Plan and the Assessment Roll, and this Ordinance.

(b) The collection of the Assessments shall be the same as for annual property taxes.

Section 8. Penalties and Interest on Delinquent Assessments.

An assessment bears interest at the same rate, and beginning at the same time, as ad valorem taxes. Delinquent Assessments shall be subject to the penalties, interest, attorney's fees, and procedures set forth in this Ordinance, the Service and Assessment Plan, and in the Tax Code.

Section 9. Lien Priority.

The Assessments levied hereby, with interest, the expense of collection, and reasonable attorney's fees, if incurred, shall be binding upon the owners of Assessed Parcels, regardless of whether the owners are named, in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the PID Act.

Section 10. Miscellaneous.

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

Section 11. Severability.

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

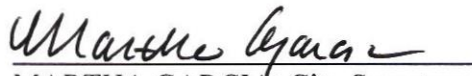
Section 12. Effective Date of Assessments.

The levy of the Assessments shall be effective immediately, without any further action by the City.

PRESENTED AND GIVEN FIRST READING on the 8th day of September, 2026, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 15th day of September, 2026, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.

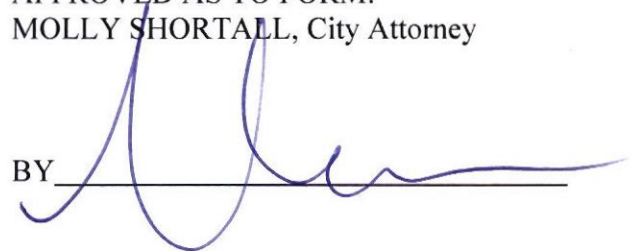
  
JIM R. ROSS, Mayor

ATTEST:

  
MARTHA GARCIA, City Secretary



APPROVED AS TO FORM:  
MOLLY SHORTALL, City Attorney

BY 

**EXHIBIT "A"**

**SERVICE AND ASSESSMENT PLAN**

FY 2027

SERVICE AND ASSESSMENT PLAN

FOR

ANTHEM  
PUBLIC IMPROVEMENT DISTRICT

CITY OF ARLINGTON

**Section I**  
**PLAN DESCRIPTION AND DEFINED TERMS**

**A. Introduction**

Chapter 372 of the Texas Local Government Code, “Improvement Districts in Municipalities and Counties” (as amended, the “PID Act”) governs the creation of public improvement districts in the State of Texas. Capitalized terms used herein shall have the meanings ascribed to them in Section I.B of this Service and Assessment Plan.

This Service and Assessment Plan relates and is limited to the services, programs, and general public improvements described in Section III (the “Improvement Projects”), and has been prepared pursuant to Sections 372.013, 372.014, 372.015 and 372.016 of the PID Act. According to Section 372.013 of the PID Act, a service plan “must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The service plan is included in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act states that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act states that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the Costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act states that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.”

The City staff prepared an Assessment Roll relating to the improvements according to this Service and Assessment Plan, filed it with the City Secretary, published, mailed, and provided notice of a public hearing held on September 8, 2026 on the proposed Assessment Roll. The City Council shall make all determinations necessary herein.

**B. Definitions**

The terms used herein shall have the following meanings:

“Administrator” means the employee or designee of the City who shall have the responsibilities to administer this Service and Assessment Plan designated in the Assessment Ordinance or in another agreement approved by the City Council.

“Annual Collection Costs” means the actual or budgeted costs and expenses related to (1) preparation of updates to this Service and Assessment Plan; (2) the performance of any duties or obligations imposed by this Services and Assessment Plan related to (i) the collection and application of the Assessments, or (ii) the use of the foregoing to pay the Annual Installments; and (3) maintenance of books and records. Annual Collection Costs will be adjusted each year according to actual costs spent.

“Annual Installment” means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes the Assessments and the Annual Collection Costs.

“Assessed Property” means, for any year, Parcels within the PID other than Non-Benefited Property.

“Assessment” means an assessment levied against Assessed Property, other than Non-Benefitted Property to pay the costs of certain 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 Roll” means the assessment roll for the Assessed Property within the PID attached hereto as Exhibit D, as updated, modified, or amended from time to time with procedures set forth herein and in the PID Act.

“Assessment Year” means the annual cycle in which the Annual Payment is determined each year for each Parcel, the Annual Service Plan Amendment prepared, the Assessment Roll updated, the Annual Payment collected.

“City” means the City of Arlington, Texas.

“City Council” means the governing body of the City.

“Costs” mean the actual or budgeted costs, as applicable, of all or any portion of the Improvements, as described in Section II of this Service and Assessment Plan.

“Improvements” means provided services, programs, and improvements servicing benefitted properties and other improvements authorized by the PID Act and described in Section III hereto and as further described in Exhibit B attached hereto.

“Management Company” means the corporation formed by LS TDMK, LLC, a Delaware limited liability company, or its successors or assigns, and approved by the City Council of the City that will oversee the implementation of the Improvements, ensure the efficient and transparent operation of the PID, and coordinated activities related to the acquisition of property or easements necessary to support eligible Improvements.

“Non-Benefited Property” means tax exempt properties as defined by the Tarrant Appraisal District.

“Parcel” means, either a parcel identified by a tax map identification number assigned by the Tarrant Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Tarrant County, Texas or identified by any other reasonable means determined by the City Council.

“PID Act” means Chapter 372, Local Government Code, as amended, entitled the “Public Improvement District Assessment Act.”

“PID” means “Anthem Public Improvement District,” created by the City Council pursuant to Resolution No. 26-071 on February 24, 2026 pursuant to the PID Act.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, the federal government, State of Texas, the City, a school district, a public utility provider or any other public agency or entity that is considered an exempt jurisdiction under the PID Act.

**Section II**  
**PROPERTY INCLUDED IN THE ANTHEM PID**

The PID includes approximately 45.42 acres of land within the City.

A description and map of the property included in the PID is shown on Exhibit A to this Service and Assessment Plan.

For purposes of allocating the PID Assessments, the property in the PID has been classified as either Assessed Property or Non-Benefited Property.

Assessed Property includes all commercial and rental residential property, excluding Public Property other than City Property.

Non-Benefitted Property includes Public Property. An explanation of the method of assessing property is included in Section V.

**Section III**  
**DESCRIPTION OF THE IMPROVEMENTS**

Section 372.003 of the PID Act defines the improvements and services that may be undertaken by a municipality or county through the establishment of a public improvement district.

The Improvements include physical improvements in the PID area and services for the PID area such as parks and green spaces, structures and/or amenities such as pavilions, walkways, lighting, benches, trash receptacles and similar items, infrastructure and drainage, lighting improvements, public landscaping improvements and irrigation, pedestrian passages or pathways, specialty signage and monumentation, acquisition and installation of public art, insurance, and supplemental services such as advertising and promotional programs that will benefit properties within the PID, and administrative and legal service costs for the PID, which will be funded by PID revenues.

A specific Scope of Work is provided as Exhibit B to the subject document.

**Section IV**  
**SERVICE PLAN**  
**SOURCES AND USES OF FUNDS**

Section 372.013 of the PID Act requires the Service and Assessment Plan to “cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for improvements, and more often as necessary to make adjustments for actual collections or otherwise adjust the mix of services and improvements set forth in Table IV-A.”

The table below shows estimated sources and uses of funds to finance Improvement Projects, including the indebtedness to be incurred and the projected costs for the Improvements. While estimates, the amounts identified in the table below for each use can be varied up or down by no more than ten percent (10%). The Management Company overseeing the PID services, programs, and improvements shall request written approval from the City Manager or his designee for variations in the amounts for each use category in excess of ten percent (10%).

**Table IV-A**  
**Sources and Uses of Funds**

| Tax Year<br>Fiscal year                                | 2026<br>FY27 | 2027<br>FY28 | 2028<br>FY29      | 2029<br>FY30      | 2030<br>FY31      |
|--------------------------------------------------------|--------------|--------------|-------------------|-------------------|-------------------|
| Projected Appraised Value                              | 40,000,000   | 53,140,500   | 75,000,000        | 125,000,000       | 126,250,000       |
| Projected Assessment Rate per \$100<br>Appraised Value | -            | -            | \$ 0.794          | \$ 0.481          | \$ 0.481          |
| <b>REVENUES</b>                                        |              |              |                   |                   |                   |
| Assessment Revenue                                     | -            | -            | 595,487           | 601,411           | 607,395           |
| <b>Total</b>                                           | <b>\$ -</b>  | <b>\$ -</b>  | <b>\$ 595,487</b> | <b>\$ 601,411</b> | <b>\$ 607,395</b> |
| <b>EXPENDITURES</b>                                    |              |              |                   |                   |                   |
| Maintenance & Beautification (72%)                     | -            | -            | 428,751           | 433,016           | 437,324           |
| Security (18%)                                         | -            | -            | 107,188           | 108,254           | 109,331           |
| Marketing/Events (7%)                                  | -            | -            | 41,684            | 42,099            | 42,518            |
| Management/Operations (3%)                             | -            | -            | 17,865            | 18,042            | 18,222            |
| <b>Total</b>                                           | <b>\$ -</b>  | <b>\$ -</b>  | <b>\$ 595,487</b> | <b>\$ 601,411</b> | <b>\$ 607,395</b> |

\*Projections based on 2026 Tarrant Appraisal District property appraisal values; values subject to change. Appraised Value is the Total Appraised Value from July 2026 Certified Roll exclusive of homestead exemptions and tax-exempt property other than City-owned property.

## **Section V ASSESSMENT PLAN**

### **A. Introduction**

Section 372.015 of the PID Act, "Determination of Assessment," provides as follows:

- (a) The governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district. The apportionment shall be made based on special benefits accruing to the property because of the improvement.
- (b) Cost of an improvement may be assessed:
  - (i) equally per front foot or square foot;
  - (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or
  - (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited.
- (c) The governing body may establish by ordinance or order:
  - (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed; and
  - (ii) the methods of assessing the special benefits for various classes of improvements.
- (d) The amount of assessment for each property owner may be adjusted following the annual review of the service and assessment plan.

This section of this Service and Assessment Plan explains the Assessments based on the special benefits accruing to property within the Anthem PID such that equal shares of the costs are apportioned to property similarly benefited.

**B. Assessment Method**

Pursuant to Section 372.015 of the PID Act, method of assessment for the PID shall be according to the value of the property and improvements as determined by the governing body (Tarrant Appraisal District). Assessments are levied at a rate based on the need for use of funds on any given year, and rates while not exceed \$0.80 cents per \$100 valuation for the duration of the 28-year plan. For Fiscal Years 2026, 2027, and 2028, the levy shall be \$0.00.

**C. Special Benefit**

The Improvements are provided specifically for the properties within the PID. The Improvements include all services, programs and improvements stated under Section III of the subject Service and Assessment Plan.

It has been determined that services and improvements stated under Section III of the subject Service and Assessment Plan are expected to provide benefit to all Assessed Properties in the PID.

**D. Exempt Property**

Payment of assessment by exempt jurisdictions other than the City must be established by contract in accordance with Section 372.014 of the PID Act. There are exempt parcels in the jurisdiction which benefit from the PID, therefore exempt jurisdiction property other than City property in the PID shall be assessed for the Improvements via contract.

**Section VI  
THE ASSESSMENT ROLL**

The Assessment Roll, attached hereto as Exhibit D, shall also be updated each year to reflect any subdivisions or consolidations of Parcels in the PID and the Annual Installment due for each Parcel for each year as described in this Service and Assessment Plan.

The Administrator shall prepare, and the City Council shall approve updates to the Assessment Roll each year to reflect:

(a) with respect to each Parcel

(i) the identification of each Parcel in the PID (including, if available, the identification number for such Parcel);

- (ii) the Annual Installment to be collected from each Parcel;
- (b) any other changes helpful to the administration of the PID and permitted by law.

## **Section VII**

### **MISCELLANEOUS PROVISIONS**

#### **A. Administrative Review**

An owner of Parcel claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount that is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Parcel owner, such change or modification shall be presented to the City Council for approval. A cash refund may not be made for any amount previously paid by the Parcel owner (except for the final year during which the Annual Installment shall be collected), unless there are sufficient funds to meet the obligations of the PID if a refund is made, but an adjustment shall be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council for determination. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

Nothing in this section shall be construed to limit or waive the right of any Parcel owner to protest or appeal the appraised value of its property, or to pursue any other remedies available under applicable law relating to ad valorem taxation.

#### **B. Amendments**

Immaterial amendments may be made to this Service and Assessment Plan by the City Council without further notice under the PID Act and without notice to owners of Parcels within the PID. Immaterial amendments shall be those that:

- (a) clarify or correct minor inconsistencies in the matters set forth herein;

- (b) provide for lawful procedures for the collection and enforcement of the Improvement Assessments and other charges imposed herein so as to assure their efficient collection; and
- (c) do not impair the ability of the City Council to fulfill its obligations to impose and collect the Assessments and charges imposed herein and to make it available for the payment of costs relating to the PID.

Supplemental assessments may be made by the City to correct omissions or mistakes in the Assessment relating to the total cost of the improvements pursuant to Section 372.019 of the PID Act.

**C. Interpretation of Provisions**

The City, with the approval of the City Council, shall make all interpretations and determinations related to the application of this Service and Assessment Plan, unless stated otherwise herein and as long as there is a rational basis for the determination made by the City, such determination shall be conclusive.

**D. Collection of Annual Installments**

Collection of Annual Installments from benefitting properties shall be collected by City by invoice to property owners and parties participating via contract in a similar timeline as ad valorem taxes of the City 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.

**E. Disbursement of Annual Installment Revenue**

Once Annual Installment payments have been received by the City, the City will then disburse payments to the designated Management Company overseeing the PID services, programs, and improvements based on the frequency and conditions agreed to between the City and designated Management Company.

**F. Severability**

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan, or the application of same to a Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment

Plan that no part hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

**G. Required Notice**

In accordance with Section 372.013(b)(3) of the PID Act, attached hereto as **Exhibit C** is a copy of the notice required under 5.014 of the Texas Property Code.

## **EXHIBIT A**

### **Tract I ("North Tract") 34.1064 Acres**

Lots 3R2-A and 3R2-B, being a revision of the G.W. Ragan Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Document No. D21209079, Official Public Records, Tarrant County, Texas; and

### **Tract II ("South Tract") 11.3103 Acres**

Lot 2R, G.W. Ragan Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Volume 388-154, Page 73, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being the same tract of land conveyed to Lincoln Square, Ltd. by deed recorded in Volume 13758, Page 498 of the Deed Records of Tarrant County, Texas.;

**AND** being generally located west of North Collins Street and south of Interstate 30 Highway, with a physical address of 1322 and 1400 North Collins Street and 770, 781 and 800 East Road to Six Flags Street.

**EXHIBIT A (cont.)**



## **EXHIBIT B**

### **Anthem Public Improvement District (“PID”) Scope of Work**

The proposed public improvements and related services to be undertaken within the PID shall include, without limitation, the following:

(i) Special supplemental services for the improvement, maintenance, and promotion of the PID shall include, but not be limited to, the operation, maintenance, repair, and replacement of public improvements and facilities within the PID, as well as programs and services intended to promote local economic development and stimulate business and commercial activity. Such Authorized Services (collectively, the “Ancillary Improvements and Authorized Services”) shall include, but not be limited to, the following:

- a) Maintenance and beautification services, including landscape maintenance; park maintenance; lighting replacement; sidewalk maintenance and litter patrol; emptying of public trash receptacles throughout the PID; power washing; parking lot repairs; restriping; pedestrian mall janitorial services and other supplemental cleaning services throughout the PID; water and drainage facilities maintenance; as well as wayfinding, placemaking, and public art.
- b) Security services, including uniformed security patrols to deter nuisance activity and promote a safe environment; coordination with local law enforcement to support enhanced public safety; monitoring and reporting of suspicious behavior; installation and maintenance of security cameras and lighting for deterrence; and other non-emergency public safety measures that support the overall safety and security of the PID.
- c) Marketing and promotional services, including year-round advertising, social media management, a searchable website, seasonal events and activations, cooperative marketing campaigns, media and public relations, and targeted business engagement and support efforts designed to benefit the PID and its owners and tenants.
- d) Management and operations services to be provided by a professional and experienced property management team with a demonstrated track record in managing retail and mixed-use developments. The management entity will oversee the implementation of the aforementioned maintenance and beautification services for the benefit of the PID ratepayers, ensure the efficient and transparent operation of the PID, and coordinate activities related to the acquisition of property or easements necessary to support eligible public improvements.

- e) Payment of costs and expenses associated with the creation and establishment of the PID, including legal, financial, and administrative expenses incurred in connection therewith.
- f) Payment of ongoing administrative expenses related to the management and operation of the PID, including the collection of the Assessments, preparation of budgets, reporting, compliance, and other administrative or professional services necessary to carry out the purposes of the PID.

**EXHIBIT C**

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF ARLINGTON, TEXAS**

CONCERNING THE FOLLOWING PROPERTY \_\_\_\_\_[address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Arlington, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Anthem 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 of Arlington. The exact amount of each annual installment will be approved each year by the City of Arlington, as in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Arlington.

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.

<sup>1</sup> 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 Tarrant 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 Tarrant 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]<sup>4</sup>

<sup>4</sup> 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 Tarrant County.

## EXHIBIT D – ASSESSMENT ROLL

### FY27 Anthem PID Assessment Roll

Rate (up to) \$ 0.8000  
(80 cents) per \$100 of taxable value

| Tax Year | PIN                      | Property Class                   | Legal Description            | Owner       | Situs Address              | Acreage        | Total Market      | Total Appraised   | Net Taxable       | FY27 Levy   |
|----------|--------------------------|----------------------------------|------------------------------|-------------|----------------------------|----------------|-------------------|-------------------|-------------------|-------------|
| 2026     | <a href="#">41583086</a> | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 3R2A | LS TDMK LLC | 1400 N COLLINS ST          | 31.5495        | 23,198,120        | 23,198,120        | 23,198,120        | \$ -        |
| 2026     | <a href="#">41583094</a> | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 3R2B | LS TDMK LLC | 781 E ROAD TO SIX FLAGS ST | 2.5627         | 1,544,000         | 1,544,000         | 1,544,000         | \$ -        |
| 2026     | <a href="#">4847695</a>  | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 2R   | LS TDMK LLC | 770 E ROAD TO SIX FLAGS ST | 8.2500         | 13,368,000        | 13,368,000        | 13,368,000        | \$ -        |
| 2026     | <a href="#">5941938</a>  | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 2R1  | LS TDMK LLC | 1322 N COLLINS ST          | 1.2050         | 629,880           | 629,880           | 629,880           | \$ -        |
| 2026     | <a href="#">5941946</a>  | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 2R2  | LS TDMK LLC | 800 E ROAD TO SIX FLAGS ST | 1.8450         | 1,260,000         | 1,260,000         | 1,260,000         | \$ -        |
| <b>5</b> |                          |                                  |                              |             |                            | <b>45.4122</b> | <b>40,000,000</b> | <b>40,000,000</b> | <b>40,000,000</b> | <b>\$ -</b> |

Total Revenue Available in FY27: \$ -

Total estimated FY27 expenses: \$ -

Anticipated excess revenues: \$ -

# **EXHIBIT "B"** **ASSESSMENT ROLL**

FY27 Anthem PID Assessment Roll

|                                  |                          |                                  |                              |             |                            |         | Rate (up to)                          | \$              | 0.8000      |          |   |
|----------------------------------|--------------------------|----------------------------------|------------------------------|-------------|----------------------------|---------|---------------------------------------|-----------------|-------------|----------|---|
|                                  |                          |                                  |                              |             |                            |         | (80 cents) per \$100 of taxable value |                 |             |          |   |
| Tax Year                         | PIN                      | Property Class                   | Legal Description            | Owner       | Situs Address              | Acreage | Total Market                          | Total Appraised | Net Taxable | FY27 Lev |   |
| 2026                             | <a href="#">41583086</a> | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 3R2A | LS TDMK LLC | 1400 N COLLINS ST          | 31.5495 | 23,198,120                            | 23,198,120      | 23,198,120  | \$       | - |
| 2026                             | <a href="#">41583094</a> | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 3R2B | LS TDMK LLC | 781 E ROAD TO SIX FLAGS ST | 2.5627  | 1,544,000                             | 1,544,000       | 1,544,000   | \$       | - |
| 2026                             | <a href="#">4847695</a>  | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 2R   | LS TDMK LLC | 770 E ROAD TO SIX FLAGS ST | 8.2500  | 13,368,000                            | 13,368,000      | 13,368,000  | \$       | - |
| 2026                             | <a href="#">5941938</a>  | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 2R1  | LS TDMK LLC | 1322 N COLLINS ST          | 1.2050  | 629,880                               | 629,880         | 629,880     | \$       | - |
| 2026                             | <a href="#">5941946</a>  | Retail-Community Shopping Center | RAGAN, G W ADDITION Lot 2R2  | LS TDMK LLC | 800 E ROAD TO SIX FLAGS ST | 1.8450  | 1,260,000                             | 1,260,000       | 1,260,000   | \$       | - |
| 5                                |                          |                                  |                              |             |                            | 45.4122 | 40,000,000                            | 40,000,000      | 40,000,000  | \$       | - |
|                                  |                          |                                  |                              |             |                            |         |                                       |                 |             |          |   |
| Total Revenue Available in FY27: |                          |                                  |                              |             |                            |         |                                       |                 |             | \$       | - |
| Total estimated FY27 expenses:   |                          |                                  |                              |             |                            |         |                                       |                 |             | \$       | - |
| Anticipated excess revenues:     |                          |                                  |                              |             |                            |         |                                       |                 |             | \$       | - |

## **EXHIBIT “C”**

**[City Secretary to prepare a summary of any approved adjustments to the Assessment for specific Assessed Properties, setting forth the address and the modified assessment]**