

**Tax Year 2025**  
**Crossroads Center Public Improvement District Assessment Analysis**

|                                    |        |
|------------------------------------|--------|
| Original Acreage                   | 77.23  |
| City Detention/Drainage            | 4.314  |
| City of Terrell held for TxDOT ROW | 2.641  |
| Net for PID Charges                | 70.275 |

**Budgeted FY25** **\$187,500.00**

|   | Current Parcel ID | Current Acreage in PID Drainage Area | Current % of PID Drainage Area Total | Cost Allocation     |
|---|-------------------|--------------------------------------|--------------------------------------|---------------------|
| Crossroads Parkway & American Way ROW                                       |                   |                                      | 0.0%                                 | \$0.00              |
| Lot 1, Block 1 (Chick-Fil-A Pad) Chic-Fil-A Inc.                            | 193127            | 1.569                                | 2.2%                                 | \$4,186.23          |
| Lot 1R, Block 2 (Taco Bueno Pad) Hiser Lane LLC                             | 193128            | 0.900                                | 1.3%                                 | \$2,401.28          |
| Lot 2R, Block 2 (Freddy's) James A. Dick Co.                                | 193129            | 1.046                                | 1.5%                                 | \$2,790.82          |
| Lot 3R, Block 2 (Raising Canes) Raising Canes Restaurants LLC               | 194832            | 1.300                                | 1.8%                                 | \$3,468.52          |
| Lot 1R, Block 3 (Panda Express Pad) CFT NV Developments LLC                 | 193130            | 0.986                                | 1.4%                                 | \$2,630.74          |
| Lot 2R, Block 3 (Chipotle) South River Ranch Terrell Texas LLC              | 193131            | 0.881                                | 1.3%                                 | \$2,350.59          |
| Lot 3R, Block 3 (Remainder Lot) Cross Roads at Terrell 2015 LP              | 197537            | 2.036                                | 2.9%                                 | \$5,432.23          |
| Lot 1, Block 4 (Lot next to Pond 1) Cross Roads at Terrell 2015 LP          | 198662            | 1.412                                | 2.0%                                 | \$3,767.34          |
| Lot 1R, Block 5 (Ross Lineup) TX Terrell American LLC                       | 198665            | 14.928                               | 21.2%                                | \$39,829.24         |
| Lot 2, Block 5 (Film Alley - "Lot 1") Film Alley                            | 196882            | 8.417                                | 12.0%                                | \$22,457.31         |
| Lot 3, Block 5 (City of Terrell Future Public Plaza)                        | 198663            |                                      | 0.0%                                 | \$0.00              |
| Lot 4, Block 5 (Linear Park) (City of Terrell)                              | 198660            |                                      | 0.0%                                 | \$0.00              |
| Lot 1R, Block 6 (Specs) Agree Limited Partnership                           | 198667            | 1.696                                | 2.4%                                 | \$4,525.08          |
| Lot 2R, Block 6 (Remainder lot @ Centre Circle) Terrell America Fund I Inc. | 203017            | 0.867                                | 1.2%                                 | \$2,313.23          |
| Lot 1R, Block 7 (Chili's Lot) Terrell Chili's LLC                           | 198666            | 1.456                                | 2.1%                                 | \$3,884.74          |
| Lot 2R, Block 7 (Olive Garden) OG Terrell LLC                               | 206428            | 2.075                                | 3.0%                                 | \$5,536.29          |
| Lot 3R, Block 7 (Remainder Spur 557 pads) Terrell America Fund I Inc.       | 204081            | 4.438                                | 6.3%                                 | \$11,840.98         |
| Lot 1, Block 8 (Academy) TX Terrell American LLC                            | 207369            | 10.191                               | 14.5%                                | \$27,190.50         |
| Lot 2, Block 8 (Hobby Lobby) TX Terrell American LLC                        | 207370            | 4.205                                | 6.0%                                 | \$11,219.32         |
| Lot 3R, Block 7 (Texas Roadhouse) Stonebriar CBG LP                         | 216152            | 2.34                                 | 3.3%                                 | \$6,243.33          |
| <b>Total</b>  |                   | 60.743                               | 86.4%                                | <b>\$162,067.77</b> |

|                              |               |               |                     |
|------------------------------|---------------|---------------|---------------------|
| City Parks and Roadways      | 9.532         | 13.6%         | \$25,432.23         |
| <b>Total for PID Charges</b> | <b>70.275</b> | <b>100.0%</b> | <b>\$187,500.00</b> |