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EXHIBIT C

2025 ASSESSMENT PLAN
South Side Public Improvement District

The costs of the services and improvements by the South Side Public Improvement District (District) will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District.

The District's proposed assessment rate for 2025 is $0.15 per $100.00 of appraised value for the premium service area and $0.12 per $100.00 of appraised value for the standard service area. Once levied, this assessment rate shall not increase during the 2026 Service Plan year.

The City of Dallas is not responsible for payment of assessments against exempt City property in the District because City rights-of-way (ROW), railroad ROW, parks and cemeteries are not specially benefited. Additional properties not liable for assessment include properties that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Tax Code (exempt under the provisions of Sections 11.24 and 11.28 of the Texas Tax Code), and property owned by persons already receiving and qualifying for the 65-or-older homestead exemption (under Section 11.13(c) or (d) of the Texas Tax Code. Payment of assessments by other tax-exempt jurisdictions and entities must be established by contract.