

EXHIBIT C

2025 ASSESSMENT PLAN Deep Ellum Public Improvement District

The costs of the services and improvements by the Deep Ellum 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 \$0.12 per \$100 of appraised value. Once levied, this assessment rate shall not increase during the 2026 Service Plan year.

The City of Dallas is not responsible for payment of assessment against exempt City property in the District because City rights-of-way (ROW), railroad ROW, City parks and cemeteries are not specially benefited. Payment of assessments by other tax-exempt jurisdictions and entities must be established by contract.