

**CITY OF ROYSE CITY, TEXAS****ORDINANCE NO. 24-08-1666****A SUPPLEMENTAL ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF ROYSE CITY, TEXAS APPROVING THE
2024 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT
PLAN AND ASSESSMENT ROLL FOR THE CREEKSHAW
PUBLIC IMPROVEMENT DISTRICT INCLUDING THE
COLLECTION OF THE 2024 ANNUAL INSTALLMENTS.**

WHEREAS, the governing body (the "City Council") of the City of Royse City, Texas (the "City") is authorized by the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act") to create public improvement districts within the extra-territorial jurisdiction of the City; and

WHEREAS, on June 28, 2019 a petition (the "Petition") was submitted and filed with the City Secretary (the "City Secretary") of the City meeting the requirements of the PID Act requesting the creation of a public improvement district within the City; and

WHEREAS, the Petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District (defined below), as determined by the then current ad valorem tax rolls of Rockwall Central Appraisal District and the signatures of the property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property within the District that is liable for assessment; and

WHEREAS, the City accepted the Petition and called a public hearing to consider the creation of the District and directed the City Secretary to publish and mail notice of such hearing as required by the PID Act; and

WHEREAS, on January 28, 2020, after due notice, the City Council held a public hearing in the manner required by law on the advisability of the public improvements and services described in the Petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 20-01-128R (the "Authorization Resolution") adopted by a majority of the members of the City Council, authorized and created the Creekshaw Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements; and

WHEREAS, on June 23, 2020, the Council adopted a resolution determining total costs of certain authorized public improvements, approving a preliminary service and assessment plan, including proposed assessment rolls, and directing the publication and mailing of notice of a public hearing (the "Assessment Hearing") to consider an ordinance levying assessments on property within the District (the "Assessments"); and

WHEREAS, the City Secretary filed the proposed Assessment Rolls (defined below) and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.01G(c) of the PID Act, mailed the notice of the Assessment Hearing to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Secretary, pursuant to Section 372.01G(b) of the PID Act, published notice of the Assessment Hearing on July 2, 2020, in the *Royse City Herald-Banner*, a newspaper of general circulation in the City and the extra-territorial jurisdiction of the City; and

WHEREAS, the City Council convened the Assessment Hearing on July 14, 2020, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the authorized public improvements to be undertaken for the benefit of property within the District (the "Authorized Improvements"), the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the owners of 100% of the property subject to the proposed assessment within the District (the "Landowners") had actual knowledge of the Assessment Hearing to be held on July 14, 2020, and support the creation of the District and the levy of assessments against the property in accordance with the Service and Assessment Plan to finance the Authorized Improvements for benefit of the property within the District; and

WHEREAS, on August 23, 2022, the Council adopted a resolution determining total costs of certain authorized public improvements within Improvement Area #2 of the District, approving a preliminary service and assessment plan, including a proposed assessment roll, and directing the publication and mailing of notice of a public hearing (the "Assessment Hearing") to consider an ordinance levying assessments on property within Improvement Area #2 the District (the "Assessments"); and

WHEREAS, the City Secretary filed the proposed Assessment Rolls (defined below) and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.01 G(c) of the PIO Act, mailed the notice of the Assessment Hearing to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Secretary, pursuant to Section 372.01G(b) of the PIO Act, published notice of the Assessment Hearing on August 25, 2022, in the *Royse City Herald-Banner*, a newspaper of general circulation in the City and the extra-territorial jurisdiction of the City and the extra-territorial jurisdiction of the City where the authorized improvements will be constructed; and

WHEREAS, the City Council convened the Assessment Hearing on September 13, 2022, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the authorized public improvements to be undertaken for the benefit of property within the District (the "Improvement Area #2 Authorized Improvements"), the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the owners of 100% of the property subject to the proposed assessment within the District (the "Landowners") had actual knowledge of the Assessment Hearing to be held on September 13, 2022, and support the creation of the District and the levy of assessments against the property in accordance with the Service and Assessment Plan to finance the Improvement Area #2 Authorized Improvements for benefit of the property within Improvement Area #2 the District; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Annual Service Plan Update and updated Assessment Roll attached hereto as **Exhibit A** are hereby accepted as provided.

SECTION 3: If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

SECTION 4: That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: It is hereby declared to be the intention of the City Council of the City of Royse City, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally

invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Royse City without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS, THIS 13TH DAY OF AUGUST, 2024.



Clay Ellis, Mayor

ATTEST:



Deborah Sorensen, TRMC, MMC, City Secretary



APPROVED AS TO FORM:



Jason Day, City Attorney

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 13th of August, 2024, by Clay Ellis and Deborah Sorensen, the Mayor and City Secretary, respectively, of the City of Royse City Texas on behalf of said City.

(Notary Seal)





Notary Public, State of Texas

Exhibit A to Ordinance

City of Royse City, Texas

Creekshaw Public Improvement District

2024 Annual Service Plan Update

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CREEKSHAW
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 13, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the “2022 A&R SAP”).

The District was created pursuant to the PID Act by Resolution No. 20-01-128R on January 28, 2020, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On July 14, 2020, the City approved the 2020 Service and Assessment Plan for the District by adopting Ordinance No. 20-07-1392 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

On July 13, 2021, the City Council approved the 2021 Annual Service Plan Update for the District by Ordinance No. 21-07-1454, which updated the Assessment Roll for 2021.

On September 13, 2022, the City Council approved the 2022 Amended and Restated Service and Assessment Plan (2022 A&R SAP) by adopting Ordinance No. 22-09-1539, which served to amend and restate the 2020 Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #2 Assessment, (2) issuing Improvement Area #2 Bonds, and (3) updating the Assessment Roll for 2022.

On July 25, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by Ordinance No. 23-07-1580, which updated the Assessment Roll for 2023.

The 2022 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 A&R SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat for Creekshaw Subdivision - Phase 1A, consisting of 222 residential Lots, 5 open space Lots, and 1 amenity center Lot within Rockwall County, was recorded in the official public records of the County on May 6, 2021. 101 units are classified as Lot Type 1 Lots, 121 units are classified as Lot Type 2 Lots, and 6 Lots are Non-benefitted Property.
- The final plat for Creekshaw Subdivision – Phase 1B, consisting of 54 residential Lots, and 4 open space Lots within Rockwall County, was recorded in the official public records of the County on September 2, 2021. All 54 residential units are classified as Lot Type 2 Lots, and 4 Lots are Non-benefitted Property.

See the anticipated/completed Lot Type classification summary within Improvement Area #1 below:

Improvement Area #1	
Lot Type	Number of Units
1	101
2	175
Total	276

Major Improvement Area/Improvement Area #2

- The final plat of Creekshaw Subdivision - Phase 2, attached hereto as **Exhibit C(-1)**, was filed and recorded with the County on May 3, 2024, and consists of 212 residential Lots and 9 Lots of Non-Benefitted Property.
- The final plat of Creekshaw Subdivision - Phase 3A, attached hereto as **Exhibit C(-2)**, was filed and recorded with the County on May 3, 2024, and consists of 185 residential Lots and 3 Lots of Non-Benefitted Property.
- The final plat of Creekshaw Subdivision - Phase 3B, attached hereto as **Exhibit C(-3)**, was filed and recorded with the County on May 3, 2024, and consists of 82 residential Lots and 1 Lot of Non-Benefitted Property.

See the anticipated Lot Type classification summary within Major Improvement Area/Improvement Area #2 below:

Improvement Area #2	
Lot Type	Number of Units
3	149
4	248
5	82
Total	479

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Improvement Area #1

Per the Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 2 Lots
- Homebuilder Owned:
 - Lot Type 1: 10 Lots
 - Lot Type 2: 20 Lots
- End-User Owner:
 - Lot Type 1: 91 Lots
 - Lot Type 2: 153 Lots

Major Improvement Area/Improvement Area #2

Per the Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 3: 149 Lots
 - Lot Type 4: 248 Lots
 - Lot Type 5: 82 Lots
- Homebuilder Owned:
 - Lot Type 3: 0 Lots
 - Lot Type 4: 0 Lots
 - Lot Type 5: 0 Lots
- End-User Owner:

- Lot Type 3: 0 Lots
- Lot Type 4: 0 Lots
- Lot Type 5: 0 Lots

See **Exhibit D** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Owner has completed the Major Improvements allocable to Improvement Area #1 and Improvement Area #1 Improvements as listed in the 2022 A&R SAP, and they were accepted by the City in April 2021.

Improvement Area #1				
	Budget	Actual Costs Drawn from IA#1 Improvements Account ^[a]		% Spent
Major Improvements				
Off-Site Sanitary Sewer System	\$ 94,832	\$	78,451	82.73%
Storm Sewer System	434,168		435,379	100.28%
Water Distribution System	81,591		118,292	144.98%
Street	367,699		451,535	122.80%
Soft Costs ^[b]	270,198		179,387	66.39%
Shaw Drive	195,913		81,658	41.68%
	\$ 1,444,400	\$	1,344,702	93.10%
Improvement Area #1 Improvements				
On-Site Sanitary Sewer System	\$ 460,501	\$	425,939	92.49%
Storm Sewer System	445,620		486,966	109.28%
Water Distribution System	385,255		367,910	95.50%
Street	1,552,235		1,640,082	105.66%
Soft Costs ^[b]	710,903		599,537	84.33%
	\$ 3,554,514	\$	3,520,434	99.04%

Footnotes:

[a] Per Developer's Quarterly Report dated 3/31/2024. Total does not include all funds to be drawn for reimbursement.

[b] Soft Costs include survey, platting, engineering, permitting and staking, which are calculated at 15% of the sum of the total costs; and contingency costs, design fees, and other costs relating to designing, constructing, installing, and financing the Authorized Improvements, which are calculated at 10% of the sum of the total costs.

Major Improvement Area

The Owner has completed the Major Improvements allocable to the Major Improvement Area as listed in the 2022 A&R SAP, and they were accepted by the City in April 2021.

Major Improvement Area					
	Budget		Actual Costs Drawn from MIA Improvement Account ^[a]		% Spent
Major Improvements					
Off-Site Sanitary Sewer System	\$	178,284	\$	147,502	82.73%
Storm Sewer System		816,236		934,040	114.43%
Water Distribution System		153,392		248,314	161.88%
Street		691,273		865,061	125.14%
Soft Costs ^[b]		507,971		323,278	63.64%
Shaw Drive		368,317		153,533	41.68%
	\$	2,715,474	\$	2,671,728	98.39%

Footnotes:

[a] Per the Developer's Quarterly Report dated 3/31/2024. Drawn to Date represents funds that have been reimbursed pursuant to Certificates for Payment.

[b] Soft Costs include survey, platting, engineering, permitting and staking, which are calculated at 15% of the sum of the total costs; and contingency costs, design fees, and other costs relating to designing, constructing, installing, and financing the Authorized Improvements, which are calculated at 10% of the sum of the total costs.

Improvement Area #2

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 2022 A&R SAP for the District are currently under construction and projected to be completed in the second quarter of 2024. The budget for the Authorized Improvements remains unchanged, as shown on the table below.

Improvement Area #2 Improvements				
	Budget	Actual Costs Drawn from IA#2 Improvement Account ^[a]		% Spent
Improvement Area #2 Improvements				
On-Site Sanitary Sewer System	\$ 1,416,768	\$	1,220,368	86.14%
Storm Sewer System	1,571,812	\$	1,173,531	74.66%
Water Distribution System	1,375,111	\$	1,226,791	89.21%
Street	4,275,522	\$	3,284,782	76.83%
Soft Costs ^[b]	1,727,843	\$	1,104,349	63.91%
	\$ 10,367,056	\$	8,009,820	77.26%

Footnotes:

[a] Per Developer's Quarterly Report dated 3/31/2024.

[b] Soft Costs include survey, platting, engineering, permitting and staking, which are calculated at 15% of the sum of the total costs; and contingency costs, design fees, and other costs relating to designing, constructing, installing, and financing the Authorized Improvements, which are calculated at 10% of the sum of the total costs.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$5,286,724.50. The outstanding Assessment is less than the \$5,320,000.00 outstanding Improvement Area #1 Bonds due the Prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

Major Improvement Area

Net of the principal bond payment due September 15, the Major Improvement Area has an outstanding Assessment of \$3,540,000.00.

Improvement Area #2

Net of the principal bond payment due September 15, the Improvement Area #2 has an outstanding Assessment of \$6,487,000.00.

ANNUAL INSTALLMENT DUE 1/31/2025

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$341,712.50.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$292,600.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$26,050.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$29,323.51.

Annual Collection Costs Breakdown Improvement Area #1		
P3 Works Administration	\$	21,893.66
City Auditor	\$	868.05
Filing Fees	\$	347.22
County Collection	\$	367.36
Misc.	\$	347.22
PID Trustee Fees - UMB	\$	2,500.00
Dissemination Agent - UMB	\$	500.00
Arbitrage Calculation	\$	2,500.00
Total	\$	29,323.51

Improvement Area #1 Due January 31, 2025		
Principal	\$	120,000.00
Interest	\$	221,712.50
	\$	341,712.50
Additional Interest	\$	26,050.00
Annual Collection Costs	\$	29,323.51
Total Annual Installment	\$	397,086.01

See the official statement for the pay period. See **Exhibit B(-1)** for the debt service schedule for the Improvement Area #1 Bonds as shown in the official statement.

Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$249,812.50.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$194,700.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$17,700.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$19,873.53.

Annual Collection Costs Breakdown Major Improvement Area		
P3 Works Administration	\$	14,587.68
City Auditor	\$	578.38
Filing Fees	\$	231.35
County Collection	\$	244.77
Misc.	\$	231.35
PID Trustee Fees - UMB	\$	2,500.00
Dissemination Agent - UMB	\$	500.00
Arbitrage Calculation	\$	1,000.00
Total	\$	19,873.53

Major Improvement Area Due January 31, 2025		
Principal	\$	75,000.00
Interest	\$	174,812.50
	\$	249,812.50
Additional Interest	\$	17,700.00
Annual Collection Costs	\$	19,873.53
Total Annual Installment	\$	287,386.03

See the official statement for the pay period. See **Exhibit B(-2)** for the debt service schedule for the Major Improvement Area Bonds as shown in the official statement.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$470,342.50.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$356,785.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$31,520.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$32,915.33.

Annual Collection Costs Breakdown Improvement Area #2		
P3 Works Administration	\$	26,573.02
City Auditor	\$	1,053.58
Filing Fees	\$	421.43
County Collection	\$	445.87
Misc.	\$	421.43
PID Trustee Fees - UMB	\$	2,500.00
Dissemination Agent - UMB	\$	500.00
Arbitrage Calculation	\$	1,000.00
Total	\$	32,915.33

Improvement Area #2 Due January 31, 2025		
Principal	\$	91,000.00
Interest	\$	379,342.50
	\$	470,342.50
Additional Interest	\$	31,520.00
Annual Collection Costs	\$	32,915.33
Total Annual Installment	\$	534,777.83

See the official statement for the pay period. See **Exhibit B(-3)** for the debt service schedule for the Improvement Area #2 Bonds as shown in the official statement.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

The following is a list of all Parcels or Lots that made a Prepayment in full within Improvement Area #1.

Property ID	Property Address	Lot Type	Date of Prepayment	Recorded Lien Release No.
111616	3048 Wind Knot Way	1	1/26/2022	TBD
111677	4064 Anglers Way	1	11/27/2023	TBD

Major Improvement Area

No full prepayments of Assessments have occurred within the Major Improvement Area.

Improvement Area #2

No full prepayments of Assessments have occurred within Improvement Area #2.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No partial prepayments of Assessments have occurred within Improvement Area #1.

Major Improvement Area

No partial prepayments of Assessments have occurred within the Major Improvement Area.

Improvement Area #2

No partial prepayments of Assessments have occurred within Improvement Area #2.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No Extraordinary Optional Redemptions have occurred within Improvement Area #1.

Major Improvement Area

No Extraordinary Optional Redemptions have occurred within the Major Improvement Area.

Improvement Area #2

No Extraordinary Optional Redemptions have occurred within Improvement Area #2.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Improvement Area #1					
Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<i>Improvement Area #1 Bonds</i>					
Principal	\$ 120,000.00	\$ 125,000.00	\$ 130,000.00	\$ 135,000.00	\$ 140,000.00
Interest	\$ 221,712.50	\$ 217,962.50	\$ 213,431.26	\$ 208,718.76	\$ 203,825.00
(1)	\$ 341,712.50	\$ 342,962.50	\$ 343,431.26	\$ 343,718.76	\$ 343,825.00
Additional Interest	(2) \$ 26,050.00	\$ 25,450.00	\$ 24,825.00	\$ 24,175.00	\$ 23,500.00
Annual Collection Costs	(3) \$ 29,323.51	\$ 29,909.98	\$ 30,508.18	\$ 31,118.34	\$ 31,740.71
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 397,086.01	\$ 398,322.48	\$ 398,764.44	\$ 399,012.10
		\$ 399,065.71			

Major Improvement Area					
Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<i>Major Improvement Area Bonds</i>					
Principal	\$ 75,000.00	\$ 75,000.00	\$ 80,000.00	\$ 85,000.00	\$ 85,000.00
Interest	\$ 174,812.50	\$ 171,531.26	\$ 168,250.00	\$ 164,750.00	\$ 161,031.26
(1)	\$ 249,812.50	\$ 246,531.26	\$ 248,250.00	\$ 249,750.00	\$ 246,031.26
Additional Interest	(2) \$ 17,700.00	\$ 17,325.00	\$ 16,950.00	\$ 16,550.00	\$ 16,125.00
Annual Collection Costs	(3) \$ 19,873.53	\$ 20,271.00	\$ 20,676.42	\$ 21,089.95	\$ 21,511.75
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 287,386.03	\$ 284,127.26	\$ 285,876.42	\$ 287,389.95
		\$ 283,668.01			

Improvement Area #2					
Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<i>Improvement Area #2 Bonds</i>					
Principal	\$ 91,000.00	\$ 99,000.00	\$ 101,000.00	\$ 104,000.00	\$ 113,000.00
Interest	\$ 379,342.50	\$ 374,906.26	\$ 370,080.00	\$ 365,156.26	\$ 359,696.26
(1)	\$ 470,342.50	\$ 473,906.26	\$ 471,080.00	\$ 469,156.26	\$ 472,696.26
Additional Interest	(2) \$ 31,520.00	\$ 31,065.00	\$ 30,570.00	\$ 30,065.00	\$ 29,545.00
Annual Collection Costs	(3) \$ 32,915.33	\$ 33,573.64	\$ 34,245.11	\$ 34,930.01	\$ 35,628.61
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 534,777.83	\$ 538,544.90	\$ 535,895.11	\$ 534,151.27
		\$ 537,869.87			

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as **Exhibit A-1, A-2, and A-3**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2025
111580	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111581	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111582	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111583	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111584	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111585	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111586	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111587	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111588	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111589	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111590	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111591	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111592	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111593	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111594	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111595	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111596	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111597	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111598	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111599	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111600	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111601	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111602	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111603	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111604	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111605	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111606	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111607	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111608	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111609	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111610	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111611	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111612	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111613	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111614	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111615	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111616	Lot Type 1	[a]	\$ -	\$ -
111617	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111618	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111619	Lot Type 1		\$ 16,638.00	\$ 1,241.86

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2025
111620	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111621	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111622	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111623	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111624	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111625	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111626	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111627	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111628	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111629	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111630	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111631	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111632	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111633	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111634	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111635	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111636	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111637	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111638	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111639	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111640	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111641	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111642	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111643	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111644	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111645	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111646	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111647	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111648	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111649	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111650	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111651	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111652	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111653	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111654	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111655	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111656	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111657	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111658	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111659	Lot Type 2		\$ 20,797.50	\$ 1,552.33

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2025
111660	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111661	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111662	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111663	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111664	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111665	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111666	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111667	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111668	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111669	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111670	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111671	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111672	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111673	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111674	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111675	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111676	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111677	Lot Type 1	[a]	\$ -	\$ -
111678	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111679	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111680	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111681	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111682	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111683	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111684	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111685	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111686	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111687	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111688	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111689	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111690	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111691	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111804	Non-Benefitted		\$ -	\$ -
111692	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111693	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111694	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111695	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111696	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111697	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111698	Lot Type 1		\$ 16,638.00	\$ 1,241.86

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2025
111699	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111700	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111701	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111702	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111703	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111704	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111705	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111706	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111707	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111708	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111709	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111710	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111711	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111712	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111713	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111714	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111715	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111716	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111717	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111718	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111719	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111720	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111721	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111722	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111723	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111724	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111725	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111726	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111727	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111728	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111729	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111730	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111731	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111732	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111733	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111734	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111735	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111736	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111737	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111738	Lot Type 1		\$ 16,638.00	\$ 1,241.86

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2025
111739	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111740	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111741	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111742	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111743	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111744	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111745	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111746	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111747	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111748	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111749	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111750	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111751	Lot Type 1		\$ 16,638.00	\$ 1,241.86
111752	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111753	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111754	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111755	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111756	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111757	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111758	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111759	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111760	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111761	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111762	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111763	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111764	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111765	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111766	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111767	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111768	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111769	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111770	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111771	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111772	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111773	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111774	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111775	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111805	Non-Benefitted		\$ -	\$ -
111776	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111777	Lot Type 2		\$ 20,797.50	\$ 1,552.33

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2025
111778	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111779	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111780	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111781	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111782	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111783	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111784	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111785	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111786	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111787	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111788	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111789	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111790	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111791	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111792	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111793	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111794	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111795	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111796	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111797	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111798	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111799	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111800	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111801	Lot Type 2		\$ 20,797.50	\$ 1,552.33
111802	Non-Benefitted		\$ -	\$ -
111803	Non-Benefitted		\$ -	\$ -
112675	Non-Benefitted		\$ -	\$ -
112620	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112621	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112622	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112623	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112624	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112625	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112626	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112627	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112628	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112629	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112630	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112631	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112632	Lot Type 2		\$ 20,797.50	\$ 1,552.33

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2025
112633	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112676	Non-Benefitted		\$ -	\$ -
112634	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112635	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112636	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112637	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112638	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112639	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112640	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112641	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112642	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112643	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112644	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112645	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112646	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112647	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112648	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112649	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112650	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112651	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112652	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112653	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112654	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112655	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112656	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112657	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112658	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112659	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112660	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112661	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112662	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112663	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112664	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112665	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112666	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112667	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112668	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112669	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112670	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112671	Lot Type 2	[b]	\$ 10,398.75	\$ 776.16

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2025
112671-1	Lot Type 2	[b]	\$ 10,398.75	\$ 776.16
112672	Lot Type 2		\$ 20,797.50	\$ 1,552.33
112673	Lot Type 2		\$ 20,797.50	\$ 1,552.33
Total^[c]			\$ 5,286,724.50	\$ 394,601.89

Footnotes:

[a] Prepaid in full.

[b] Undivided interest of Property located at 6125 Poolside Way, Royse City, TX , billed 50% to Property ID 112671 and 50% to Property ID 112671-1.

[c] Totals may not add or match Service Plan or installment schedules due to rounding and/or Prepayments.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Parcel ID ^[a]	Lot Type	Major Improvement Area Bonds	
		Outstanding Assessment	Annual Installment Due 1/31/2025
110095	Major Improvement Area Initial Parcel/Improvement Area #2 Initial Parcel	\$ 3,540,000.00	\$ 287,386.03
111807	Non-Benefitted	\$ -	\$ -
111806	Non-Benefitted	\$ -	\$ -
112674	Non-Benefitted	\$ -	\$ -
112677	Non-Benefitted	\$ -	\$ -
Total		\$ 3,540,000.00	\$ 287,386.03

Footnotes:

[a] The Major Improvement Area Assessed Property is contained within Parcel ID 110095.

EXHIBIT A-3 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Parcel ID ^[a]	Lot Type	Improvement Area #2 Bonds	
		Outstanding Assessment	Annual Installment Due 1/31/2025
110095	Major Improvement Area Initial Parcel/Improvement Area #2 Initial Parcel	\$ 6,487,000.00	\$ 534,777.83
111807	Non-Benefitted	\$ -	\$ -
111806	Non-Benefitted	\$ -	\$ -
112674	Non-Benefitted	\$ -	\$ -
112677	Non-Benefitted	\$ -	\$ -
Total		\$ 6,487,000.00	\$ 534,777.83

Footnotes:

[a] Improvement Area #2 Assessed Property is contained within Parcel ID 110095.

EXHIBIT B-1 – IMPROVEMENT AREA #1 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 262,670	\$ 262,670
2022	110,000	232,338	342,338
2023	115,000	228,900	343,900
2024	115,000	225,306	340,306
2025	120,000	221,713	341,713
2026	125,000	217,963	342,963
2027	130,000	213,431	343,431
2028	135,000	208,719	343,719
2029	140,000	203,825	343,825
2030	145,000	198,750	343,750
2031	150,000	193,494	343,494
2032	155,000	187,306	342,306
2033	160,000	180,913	340,913
2034	165,000	174,313	339,313
2035	175,000	167,506	342,506
2036	180,000	160,288	340,288
2037	190,000	152,863	342,863
2038	195,000	145,025	340,025
2039	205,000	136,981	341,981
2040	215,000	128,525	343,525
2041	225,000	119,656	344,656
2042	230,000	109,813	339,813
2043	245,000	99,750	344,750
2044	255,000	89,031	344,031
2045	265,000	77,875	342,875
2046	275,000	66,281	341,281
2047	290,000	54,250	344,250
2048	305,000	41,563	346,563
2049	315,000	28,219	343,219
2050	330,000	14,438	344,438
Total⁽¹⁾	<u>\$5,660,000</u>	<u>\$4,541,702</u>	<u>\$10,201,702</u>

⁽¹⁾ Totals may not add due to rounding.

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EXHIBIT B-2 – MAJOR IMPROVEMENT AREA DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 204,560	\$ 204,560
2022	-	180,938	180,938
2023	70,000	180,938	250,938
2024	70,000	177,875	247,875
2025	75,000	174,813	249,813
2026	75,000	171,531	246,531
2027	80,000	168,250	248,250
2028	85,000	164,750	249,750
2029	85,000	161,031	246,031
2030	90,000	157,313	247,313
2031	95,000	153,375	248,375
2032	100,000	148,744	248,744
2033	105,000	143,869	248,869
2034	110,000	138,750	248,750
2035	115,000	133,388	248,388
2036	120,000	127,781	247,781
2037	125,000	121,931	246,931
2038	130,000	115,838	245,838
2039	135,000	109,500	244,500
2040	140,000	102,919	242,919
2041	150,000	96,094	246,094
2042	155,000	88,406	243,406
2043	165,000	80,463	245,463
2044	175,000	72,006	247,006
2045	180,000	63,038	243,038
2046	190,000	53,813	243,813
2047	200,000	44,075	244,075
2048	210,000	33,825	243,825
2049	220,000	23,063	243,063
2050	230,000	11,788	241,788
Total⁽¹⁾	<u>\$3,680,000</u>	<u>\$3,604,660</u>	<u>\$7,284,600</u>

⁽¹⁾ Totals may not add due to rounding.

EXHIBIT B-3 – IMPROVEMENT AREA #2 DEBT SERVICE SCHEDULE

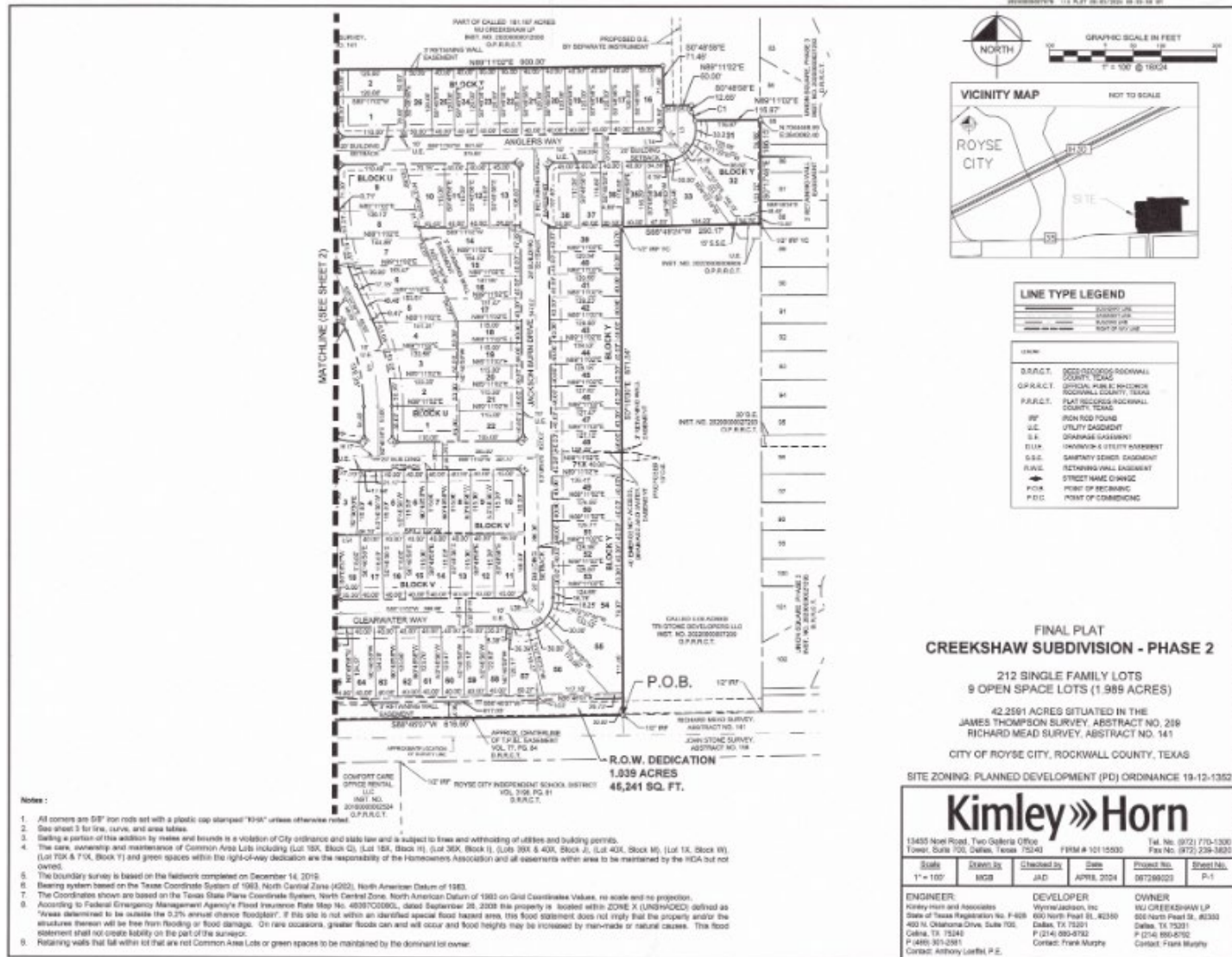
DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

Year Ending (September 30)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 94,000	\$ 366,694	\$ 460,694
2024	89,000	383,681	472,681
2025	91,000	379,343	470,343
2026	99,000	374,906	473,906
2027	101,000	370,080	471,080
2028	104,000	365,156	469,156
2029	113,000	359,696	472,696
2030	117,000	353,764	470,764
2031	122,000	347,621	469,621
2032	128,000	341,216	469,216
2033	134,000	334,496	468,496
2034	142,000	326,624	468,624
2035	150,000	318,281	468,281
2036	160,000	309,469	469,469
2037	170,000	300,069	470,069
2038	181,000	290,081	471,081
2039	193,000	279,448	472,448
2040	205,000	268,109	473,109
2041	214,000	256,065	470,065
2042	230,000	243,493	473,493
2043	241,000	229,980	470,980
2044	254,000	215,520	469,520
2045	274,000	200,280	474,280
2046	290,000	183,840	473,840
2047	307,000	166,440	473,440
2048	327,000	148,020	475,020
2049	348,000	128,400	476,400
2050	370,000	107,520	477,520
2051	689,000	85,320	774,320
2052	<u>733,000</u>	<u>43,980</u>	<u>776,980</u>
Total⁽¹⁾	<u>\$6,670,000</u>	<u>\$8,077,591</u>	<u>\$14,747,591</u>

⁽¹⁾ Totals may not add due to rounding.

EXHIBIT C – 1 – PHASE 2 FINAL PLAT





BLOCK G			BLOCK H			BLOCK I			BLOCK J			BLOCK K			BLOCK L			BLOCK M			BLOCK N			BLOCK O		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.139	6,093	1	0.139	6,093	1	0.139	6,093	19	0.119	5,193	2	0.139	6,093	20	0.139	6,093	37	0.139	6,093	2	0.139	6,093	38	0.139	6,093
2	0.139	6,093	2	0.139	6,093	2	0.139	6,093	21	0.119	5,193	3	0.139	6,093	22	0.139	6,093	38	0.139	6,093	3	0.139	6,093	39	0.139	6,093
3	0.139	6,093	3	0.139	6,093	3	0.139	6,093	22	0.119	5,193	4	0.139	6,093	23	0.139	6,093	39	0.139	6,093	4	0.139	6,093	40	0.139	6,093
4	0.139	6,093	4	0.139	6,093	4	0.139	6,093	23	0.119	5,193	5	0.139	6,093	24	0.139	6,093	40	0.139	6,093	5	0.139	6,093	41	0.139	6,093
5	0.139	6,093	5	0.139	6,093	5	0.139	6,093	24	0.119	5,193	6	0.139	6,093	25	0.139	6,093	41	0.139	6,093	6	0.139	6,093	42	0.139	6,093
6	0.139	6,093	6	0.139	6,093	6	0.139	6,093	25	0.119	5,193	7	0.139	6,093	26	0.139	6,093	42	0.139	6,093	7	0.139	6,093	43	0.139	6,093
7	0.139	6,093	7	0.139	6,093	7	0.139	6,093	26	0.119	5,193	8	0.139	6,093	27	0.139	6,093	43	0.139	6,093	8	0.139	6,093	44	0.139	6,093
8	0.139	6,093	8	0.139	6,093	8	0.139	6,093	27	0.119	5,193	9	0.139	6,093	28	0.139	6,093	44	0.139	6,093	9	0.139	6,093	45	0.139	6,093
9	0.139	6,093	9	0.139	6,093	9	0.139	6,093	28	0.119	5,193	10	0.139	6,093	29	0.139	6,093	45	0.139	6,093	10	0.139	6,093	46	0.139	6,093
10	0.139	6,093	10	0.139	6,093	10	0.139	6,093	29	0.119	5,193	11	0.139	6,093	30	0.139	6,093	46	0.139	6,093	11	0.139	6,093	47	0.139	6,093
11	0.139	6,093	11	0.139	6,093	11	0.139	6,093	30	0.119	5,193	12	0.139	6,093	31	0.139	6,093	47	0.139	6,093	12	0.139	6,093	48	0.139	6,093
12	0.139	6,093	12	0.139	6,093	12	0.139	6,093	31	0.119	5,193	13	0.139	6,093	32	0.139	6,093	48	0.139	6,093	13	0.139	6,093	49	0.139	6,093
13	0.139	6,093	13	0.139	6,093	13	0.139	6,093	32	0.119	5,193	14	0.139	6,093	33	0.139	6,093	49	0.139	6,093	14	0.139	6,093	50	0.139	6,093
14	0.139	6,093	14	0.139	6,093	14	0.139	6,093	33	0.119	5,193	15	0.139	6,093	34	0.139	6,093	50	0.139	6,093	15	0.139	6,093	51	0.139	6,093
15	0.139	6,093	15	0.139	6,093	15	0.139	6,093	34	0.119	5,193	16	0.139	6,093	35	0.139	6,093	51	0.139	6,093	16	0.139	6,093	52	0.139	6,093
16	0.139	6,093	16	0.139	6,093	16	0.139	6,093	35	0.119	5,193	17	0.139	6,093	36	0.139	6,093	52	0.139	6,093	17	0.139	6,093	53	0.139	6,093
17	0.139	6,093	17	0.139	6,093	17	0.139	6,093	36	0.119	5,193	18	0.139	6,093	37	0.139	6,093	53	0.139	6,093	18	0.139	6,093	54	0.139	6,093
18	0.139	6,093	18	0.139	6,093	18	0.139	6,093	37	0.119	5,193	19	0.139	6,093	38	0.139	6,093	54	0.139	6,093	19	0.139	6,093	55	0.139	6,093

212 SINGLE FAMILY LOTS
9 OPEN SPACE LOTS (1.989 ACRES)

42.2591 ACRES SITUATED IN THE
JAMES THOMPSON SURVEY, ABSTRACT NO. 209
RICHARD MEAD SURVEY, ABSTRACT NO. 141

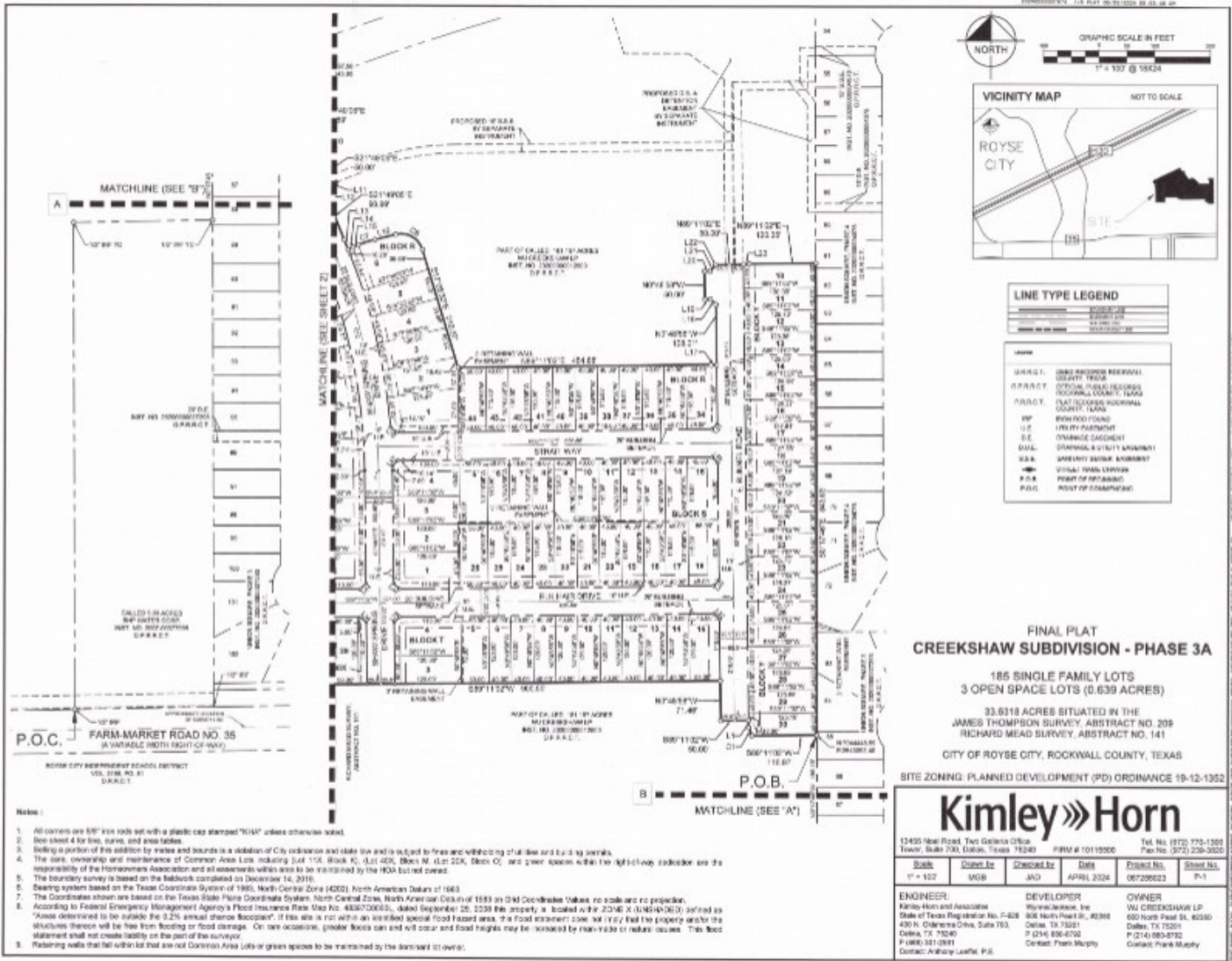
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

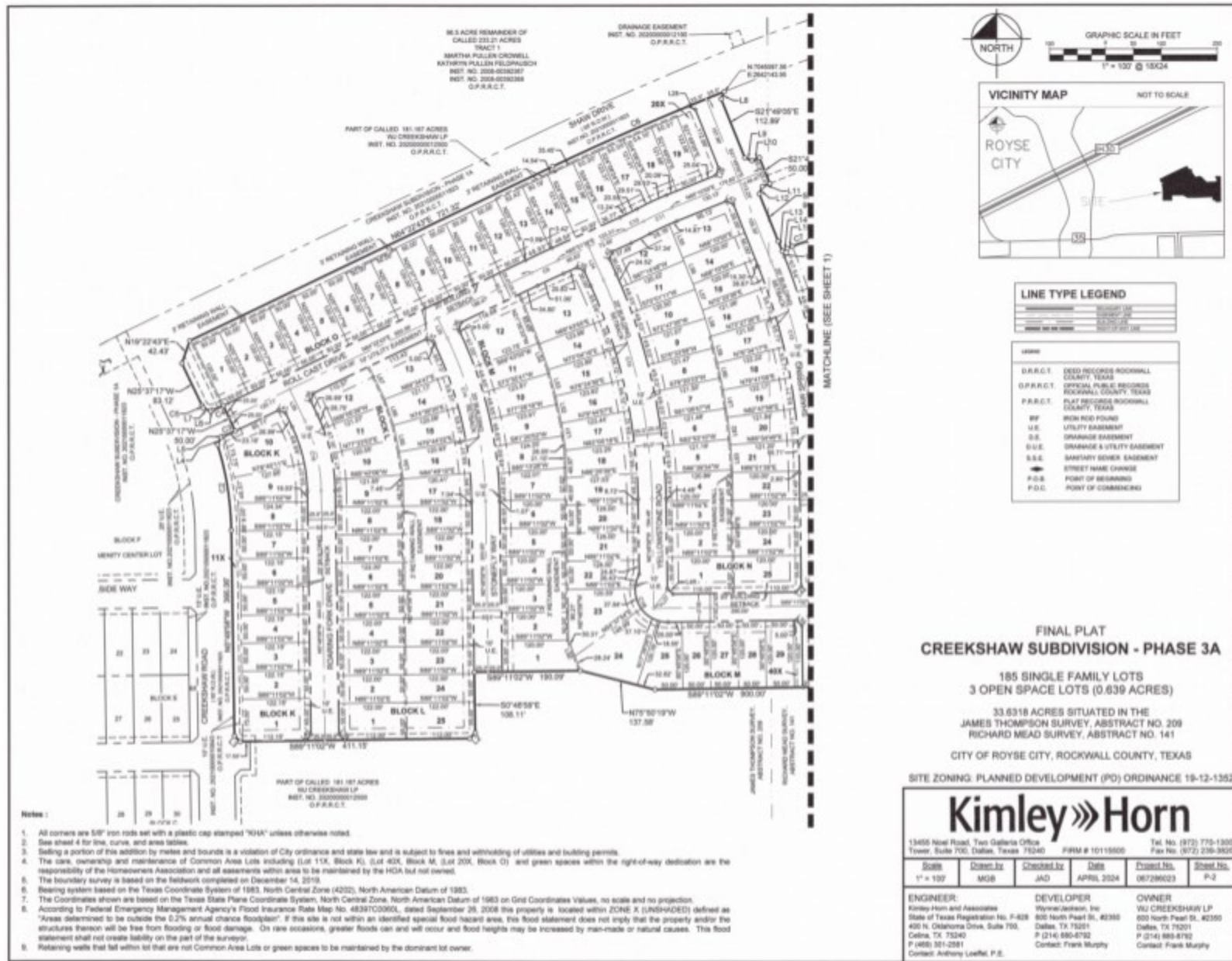
SITE ZONING: PLANNED DEVELOPMENT (PD) ORDINANCE 19-12-1352

Kimley»»Horn

13450 Neil Road, Tule Springs Office Tower, Suite 700 Dallas, Texas 75240			FPM # 10115560		Tel No. (817) 729-3360 Fax No. (817) 729-3360	
NO.	Drawn by	Checked by	Date	Project No.	Sheet	
38A	MGB	JAD	APRIL, 2002	907295023	P-3	
ENGINEER: Kiley-Ross and Associates State of Texas Registration No. F-423 401 N. Oakhurst Drive, Suite 700 Dallas, TX 75240 P (469) 301-0581 www.kiley-ross.com P.E.			DEVELOPER: Hypocor Inc., Inc. 1400 North Park Dr., #2300 Dallas, TX 75201 P (214) 959-6792 Contact: Frank Murphy		OWNER: VAL CRENSHAW LP 808 North Pearl St., #2000 Dallas, TX 75201 P (214) 480-8712 Contact: Frank Murphy	

EXHIBIT C – 1 – PHASE 3A FINAL PLAT





OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROYSE CITY §

WHEREAS, WJ CREEKSHAW LP is the owner of a tract of land in the James Thompson Survey, Abstract No. 236 and Robert Mead Survey, Abstract No. 141, in the City of Royse City, Rockwall County, Texas, and being part of a called 191.197 acre tract of land described in deed to WJ CREEKSHAW LP, recorded in Instrument No. 202003031250, Official Public Records, Rockwall County, Texas being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the north-right-of-way line of Farm-to-Market Road No. 36, is a utility with right-of-way for the southeast corner of said 191.197 acre tract and being the southwest corner of a called 5.00 acre tract of land described in Special Warranty Deed to SHIP (VAT25) CORP., recorded in Instrument No. 2007-02077465 of said Official Public Records;

THENCE with the west and north line of said 5.00 acre tract, the following courses and distances:

North 0°39'39" West, a distance of 871.54 feet to a 1/2" iron rod with yellow plastic cap found for the northwest corner of said 5.30 acre tract;
North 88°48'24" East, a distance of 236.13 feet to a 1/2" iron rod with yellow plastic cap found for the northeast corner of said 5.30 acre tract and being in west line of Block D, Under Square, Phase 3, an addition to the City of Royse City, Rockwall County, according to the plat recorded in Instrument No. 20200303027235, of said Official Public Records;

THENCE with said west line, North 71°14'31" West, a distance of 189.18 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for the POINT OF BEGINNING

THENCE departing said west line and over and across said 191.197 acre tract, the following courses and distances:

South 08°11'02" West, a distance of 118.87 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner found at the beginning of a non-tangent curve to the left with a radius of 17.50 feet, a central angle of 12°52'30", and a chord bearing and distance of North 22°28'27" West, 15.87 feet;
In a westerly direction, with said non-tangent curve to the left, an arc distance of 15.80 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 32°49'52" West, a distance of 12.85 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°11'52" West, a distance of 56.30 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 32°49'52" West, a distance of 71.45 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°11'52" West, a distance of 360.36 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 71°32'12" West, a distance of 137.36 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°11'52" West, a distance of 130.26 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°49'52" East, a distance of 155.11 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 47°17'52" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°11'52" West, a distance of 411.15 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner in the east right-of-way line of Cowlesburg Road (a 60' right-of-way) according to the plat recorded in Instrument No. 20210808291023, of said Official Public Records;

THENCE with said east right-of-way line, the following courses and distances:

North 42°48'58" West, a distance of 54.14 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 02°48'58" West, a distance of 395.00 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner at the beginning of a tangent curve to the left with a radius of 532.50 feet, a central angle of 70°42'30", and a chord bearing and distance of North 08°19'44" West, 154.95 feet;
In a westerly direction, with said tangent curve to the left, an arc distance of 159.45 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 26°18'22" East, a distance of 14.33 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 60°41'02" East, a distance of 3.71 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner at the beginning of a tangent curve to the left with a radius of 325.87 feet, a central angle of 84°39'46", and a chord bearing and distance of South 08°32'08" West, 24.46 feet;
In a southerly direction, with said tangent curve to the left, an arc distance of 24.46 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 29°21'17" West, a distance of 56.30 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 34°10'46", and a chord bearing and distance of South 08°22'38" West, 30.69 feet;
In a northerly direction, with said non-tangent curve to the right, an arc distance of 23.75 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 69°47'29" West, a distance of 3.71 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 07°47'29" West, a distance of 14.33 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner at the beginning of a non-tangent curve to the left with a radius of 532.50 feet, a central angle of 70°42'30", and a chord bearing and distance of North 25°29'55" West, 8.87 feet;
In a westerly direction, with said non-tangent curve to the left, an arc distance of 5.07 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 25°37'17" West, a distance of 83.12 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for the south end of a corner stop of said east right-of-way line of Cowlesburg Road and south right-of-way line of Shown Drive (a 60' right-of-way) according to the plat recorded in Instrument No. 202108082911823, of said Official Public Records;

THENCE with said corner stop, North 18°22'43" East, a distance of 40.43 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner at the north end of said corner stop;

THENCE with said south right-of-way line, the following courses and distances:

North 34°22'42" East, a distance of 721.32 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner at the beginning of a non-tangent curve to the right with a radius of 4,719.96 feet, a central angle of 04°04'28", and a chord bearing and distance of North 08°34'22" East, 335.29 feet;
In a southerly direction, with said non-tangent curve to the right, an arc distance of 335.29 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;

THENCE departing said south right-of-way line and over and across said 191.197 acre tract, the following courses and distances:

South 27°21'30" West, a distance of 14.16 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 27°49'21" East, a distance of 172.89 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 30°49'21" East, a distance of 141.4 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 03°19'57" East, a distance of 14.47 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 27°49'21" East, a distance of 133.36 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 03°19'57" West, a distance of 14.47 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 27°19'57" West, a distance of 14.16 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 27°49'21" East, a distance of 15.80 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 27°49'21" East, a distance of 15.80 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 80°11'52" East, a distance of 12.85 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner at the beginning of a tangent curve to the right with a radius of 17.50 feet, a central angle of 12°52'30", and a chord bearing and distance of North 71°34'50" East, 15.24 feet;
In a southerly direction, with said tangent curve to the right, an arc distance of 15.80 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 25°37'17" East, a distance of 83.12 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner at the beginning of a tangent curve to the right with a radius of 4,719.96 feet, a central angle of 04°04'28", and a chord bearing and distance of South 08°34'22" East, 335.29 feet;
In a southerly direction, with said tangent curve to the right, an arc distance of 335.29 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 17°38'12" East, a distance of 218.87 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 80°11'30" East, a distance of 2,454.83 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°36'19" East, a distance of 2,13.18 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 27°46'40" West, a distance of 133.61 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 47°46'50" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°11'30" East, a distance of 12.36 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 07°46'50" West, a distance of 56.30 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°11'30" East, a distance of 13.14 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 47°46'50" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 07°46'50" West, a distance of 1.72 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
South 80°11'30" East, a distance of 12.36 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 07°46'50" West, a distance of 12.36 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
North 07°46'50" West, a distance of 12.36 feet to a 5/8" iron rod with plastic cap stamped "14-94" and for corner;
In the west line of Block D, Under Square, Phase 3, an addition to the City of Royse City, Rockwall County, according to the plat recorded in Instrument No. 20200303027235, of said Official Public Records;

THENCE with said west line, North 30°17'18" East, a distance of 842.23 feet to the POINT OF BEGINNING and containing 1,485.303 square feet or 25.675 acres of land.

Beatings based on the State Plane Cowlesburg Adjacent, Texas North Central Zone 4253, North American Datum of 1983.

FINAL PLAT
CREEKSHAW SUBDIVISION - PHASE 3A

185 SINGLE FAMILY LOTS
3 OPEN SPACE LOTS (0.639 ACRES)

33.6318 ACRES SITUATED IN THE
JAMES THOMPSON SURVEY, ABSTRACT NO. 209
RICHARD MEAD SURVEY, ABSTRACT NO. 141

CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SITE ZONING: PLANNED DEVELOPMENT (PD) ORDINANCE 19-12-152

Kimley»Horn

13455 Road Road, Two Offices Office
Tower, Suite 100, Dallas, Texas 75244
Phone # 972-1155555
Fax # 972-334-2623

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
NA	MSB	JAC	APRIL, 2024	087208223	P-3

ENGINEER:
Kimley-Horn and Associates
State of Texas Registration No. P-623
438 E. Duval Street, Suite 120,
Dallas, TX 75204
P 4692, 331-2531
Contact: Andrew J. Hefner, P.E.

DEVELOPER:
Royce-Horn, Inc.
905 North Pearl St., #209
Dallas, TX 75201
P (214) 880-8792
Contact: Frank Murphy

OWNER:
WJ CREEKSHAW LP
680 North Pearl St., #209
Dallas, TX 75201
P (214) 880-8792
Contact: Frank Murphy

[illegible]

FINAL PLAT
CREEKSHAW SUBDIVISION - PHASE 3A

185 SINGLE FAMILY LOTS
3 OPEN SPACE LOTS (0.639 ACRES)

33.6318 ACRES SITUATED IN THE
JAMES THOMPSON SURVEY, ABSTRACT NO. 209
RICHARD MEAD SURVEY, ABSTRACT NO. 141

CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SITE ZONING: PLANNED DEVELOPMENT (PD) ORDINANCE 19-12-1352

Kimley»»Horn

12450 Westwood Dr. • Golden, Colorado Tower, Suite 370, Golden, Tower 75243		FIRM# 10115900		Tel. No. (877) 273-3820 Fax No. (303) 273-3820	
<u>Issue</u>	<u>Owner No.</u>	<u>Contract No.</u>	<u>Cont.</u>	<u>Project No.</u>	<u>Sheet No.</u>
NA	NA	JAD	APRIL 2004	P87880023	P-4
ENGINEER: Gentryman and Associates 10000 E. 1st Ave., Suite 100 400 E. Colfax, Denver, Suite 370 P (303) 752-4346 P (303) 752-4346		DEVELOPER: Westwoodpark, Inc. 10000 E. 1st Ave., Suite 100 400 E. Colfax, Denver, Suite 370 P (303) 752-4346 Contact: Frank Murphy		OWNER: WJ CRENSHAW LP 500 West 1st Ave., Suite 300 Denver, CO 80202 P (303) 752-4346 Contact: Frank Murphy	

OWNERS DESIGNATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Creekshaw Subdivision - Phase 3A** subdivision to the City of Royse City, Texas, and whose name is subscribed herein, hereby dedicate to the use of the public forever all streets, alleys, parks, walkways, drains, easements and public places therein shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or fee interest in the Creekshaw Subdivision - Phase 3A subdivision have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or easements made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City of Texas. I (we) and/or successors will design hereby when any claim, damage, or injury of action that I (we) may have as a result of the dedication of easements made herein.

I (we) further acknowledge that:

No house, dwelling unit or other structure shall be constructed on any lot in this addition by the owner or any other person until:

a. Such time as the developer and/or owner has complied with all requirements of the Planning Ordinance of the City of Royse City regarding improvements with respect to the entire block on the street and/or streets on which this property abuts in order that it shall be regarded as abutting on both abutting streets adjacent to such lot(s) including the actual installation of curbs, sidewalks, street, drainage structures, and storm sewer and alleys, all according to the specifications of the City of Royse City or

b. Until the owner deposits, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city manager, obligated on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at providing private commercial rates, or have the same made by a contractor and pay for the same out of the owner's deposit, should the developer and/or owner fail or refuse to make the required improvements within the time stated in such written agreement, but in no case the city be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments on the work progressing in making such improvements by making certified expenditures to the city secretary, supported by evidence of such work, or (Ordinance 06-04-001 adopted 4/27/06, Ordinance amending Code).

c. Until the developer and/or owner has a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the completion thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Royse City.

These conditions with respect to required improvements are made to ensure the installation of such required improvements and to give notice to each owner and to each prospective owner of lots in this subdivision that said required improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described herein and in compliance with the City of Royse City specifications.

This plat is made subject to the following Reservation: For Creek and Creek's heirs, successors, and Assigns Forever A Reservation of all oil, gas, and other interests in and under the land may be produced from this property.

WITNESS, my hand, this 16th day of April, 2024.

BY: CINDY OBRIEN, LP

a Texas limited liability partnership

BY: HUI CHEN (CHEN) OF LLC,

a Texas limited liability company,

its general partner.

BY: Cindy Obrien

(City Clerk, Royse City)

STATE OF Texas

COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally appeared Cindy Obrien, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of April, 2024.

Melissa A. Felt

Notary Public in and for the State of Texas

My Commission Expires 2-22-2025



I hereby certify that the above and foregoing plat of Creekshaw Subdivision - Phase 3A Addition to the City of Royse City, Texas, was approved by the City Council of the City of Royse City on the 9 day of April, 2024.

This approval shall be invalid unless the approval plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval. Each addition shall be subject to all the requirements of the Subdivision Regulations of the City of Royse City.

WITNESS OUR HANDS, this 22nd day of April, 2024.

Debra Ann

City Secretary



FILED AND RECORDED
Official Public Records
Jeffrey P. Hulse, County Clerk
Rockwall County, Texas
March 2024 PM 03:30:45
0340 02
RECORDED



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, J. Andy Dobbs, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the same measurements shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Royse City, Texas.

Dated this 16th day of April, 2024.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6190
Kimley-Horn and Associates, Inc.
(1444 Ross Road) Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-775-1360
andy.dobbs@kimley-horn.com



STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared J. Andy Dobbs, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of April, 2024.

Thomas J. Smith
Notary Public, State of Texas

FINAL PLAT
CREEKSHAW SUBDIVISION - PHASE 3A

185 SINGLE FAMILY LOTS
3 OPEN SPACE LOTS (0.639 ACRES)

33.6318 ACRES SITUATED IN THE
JAMES THOMPSON SURVEY, ABSTRACT NO. 209
RICHARD MEAD SURVEY, ABSTRACT NO. 141

CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SITE ZONING: PLANNED DEVELOPMENT (PD) ORDINANCE 19-12-1362

Kimley»Horn

13455 Ross Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10119506 Tel. No. (972) 775-1360 Fax No. (972) 209-3600

Sub	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MOB	JAD	APRIL 2024	087295023	P-0

ENGINEER:	DEVELOPER:	OWNER:
Kimley-Horn and Associates State of Texas Registration No. P-028 480 N. Orlin Avenue, Suite 700 Dallas, TX 75201 P (972) 361-2281 Contact: Anthony Loeffel, P.E.	Vivian Jackson, Inc. 800 South Pearl St., #200 Dallas, TX 75201 P (214) 680-8702 Contact: Frank Murphy	HUI CREEKSHAW LP 800 South Pearl St., #200 Dallas, TX 75201 P (214) 680-8702 Contact: Frank Murphy

EXHIBIT C – 3 PHASE 3B FINAL PLAT



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROYSE CITY §

WHEREAS, WA CREEKSHAW LP is the owner of a tract of land in the James Thompson Survey, Abstract No. 289 and Richard Mead Survey, Abstract No. 161, in the City of Royse City, Rockwall County, Texas, and being part of a certain 181.167 acre tract of land described in deed to WA CREEKSHAW LP, recorded in Instrument No. 2023080012500, Official Public Records, Rockwall County, Texas being more particularly described as follows:

COMMENCEMENT at a 1/2" iron rod with yellow plastic cap found for the northeast corner of a called 5.08 acre tract of land described in Special Warranty Deed to SHIP WATKINS CO. INC., recorded in Instrument No. 2051-0037065 of said Official Public Records and being in west line of Block D, Union Square, Phase 2, an addition to the City of Royse City, Rockwall County, according to the plat recorded in Instrument No. 2023080012500, of said Official Public Records;

THENCE with said west line, North 0°17'49" West, a distance of 1029.18 feet to the POINT OF BEGINNING;

THENCE departing said west line and ever and across said 101.167 acre tract, the following courses and distances:

South 89°11'02" West, a distance of 120.35 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 83°26'24" West, a distance of 13.18 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 89°11'02" West, a distance of 68.80 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 83°46'50" East, a distance of 1.13 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 44°11'02" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 89°11'02" West, a distance of 10.80 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 02°43'48" East, a distance of 68.80 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 89°11'02" East, a distance of 10.80 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 44°11'02" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 02°43'48" East, a distance of 10.80 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 89°11'02" West, a distance of 484.88 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 17°39'32" West, a distance of 219.97 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner at the beginning of a tangent curve to the left with a radius of 43.00 feet, a central angle of 87°17'15", and a chord bearing and distance of North 50°44'00" West, 80.21 feet;
In a southerly direction, with said tangent curve to the left, an arc distance of 80.94 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 75°37'17" West, a distance of 58.52 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner at the beginning of a tangent curve to the left with a radius of 241.88 feet, a central angle of 87°29'22", and a chord bearing and distance of South 71°54'00" West, 35.34 feet;
In a southerly direction, with said tangent curve to the left, an arc distance of 31.36 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 85°10'50" West, a distance of 0.88 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 82°20'17" West, a distance of 18.16 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 21°49'05" West, a distance of 18.82 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 21°49'05" West, a distance of 90.89 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 21°49'05" East, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 64°12'02" East, a distance of 14.47 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 21°49'05" West, a distance of 30.08 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
South 64°12'02" West, a distance of 14.47 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 64°12'02" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 21°49'05" West, a distance of 112.89 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 23°21'50" East, a distance of 16.18 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner in the south right-of-way line of Shaw Drive (a 60' right-of-way) according to the plat recorded in Instrument No. 2021080011633, of said Official Public Records and being at the beginning of a non-tangent curve to the right with a radius of 4,714.88 feet, a central angle of 94°14'14", and a chord bearing and distance of North 75°43'43" East, 348.88 feet;

THENCE with said south right-of-way line, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 348.88 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 75°43'43" East, a distance of 308.31 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
The beginning of a tangent curve to the right with a radius of 407.80 feet, a central angle of 16°02'58", and a chord bearing and distance of North 80°52'15" East, 130.61 feet;
In a southerly direction, with said tangent curve to the right, an arc distance of 130.61 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner;
North 68°59'47" East, a distance of 180.33 feet to a 5/8" iron rod with plastic cap stamped "90A" set for corner in the west line of Block D, Union Square, Phase 4, an addition to the City of Royse City, Rockwall County, according to the plat recorded in Instrument No. 2023080012500, of said Official Public Records;

THENCE with said west line, South 90°17'49" West, a distance of 536.84 feet to the POINT OF BEGINNING and containing 486.718 square feet or 11.3881 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.
L1	S89°11'02"W	111.38	L17	S89°10'50"W	14.47	L33	N17°37'17"W	154.02	L49	S45°48'50"E	14.14				
L2	S83°26'24"W	10.18	L18	N89°11'02"W	14.14	L34	N17°37'17"E	92.48	L50	N87°30'20"E	15.57				
L3	S89°11'02"W	50.80	L19	N21°49'05"E	14.12	L35	S17°39'32"E	288.89	L51	S45°48'50"E	14.28				
L4	S83°46'50"E	1.12	L20	N89°11'02"W	83.02	L36	N89°11'02"E	438.83	L52	S45°48'50"E	14.18				
L5	S44°11'02"W	14.14	L21	N89°11'02"W	41.87	L37	N17°37'17"W	92.18	L53	N17°37'17"E	18.18				
L6	S89°11'02"E	18.00	L22	N89°11'02"W	41.87	L38	N27°39'32"W	15.18	L54	S83°26'24"W	18.18				
L7	S83°43'48"E	30.09	L23	N21°49'05"W	158.89	L39	S45°48'50"E	15.18	L55	S27°39'32"E	13.30				
L8	N89°11'02"E	30.08	L24	N89°11'02"W	388.39	L40	N87°30'20"E	18.18							
L9	S45°48'50"E	14.14	L25	S83°43'48"E	133.00	L41	S27°39'32"E	10.90							
L10	S75°37'17"W	28.52	L26	N21°49'05"E	53.59	L42	N17°37'17"E	10.90							
L11	S89°12'05"W	9.88	L27	N89°11'02"E	83.91	L43	N85°00'19"W	10.18							
L12	S82°20'17"W	18.18	L28	N89°11'02"W	18.18	L44	S85°00'19"E	10.18							
L13	N21°49'05"W	18.02	L29	N89°11'02"E	130.88	L45	S83°26'24"W	13.18							
L14	N21°49'05"W	80.89	L30	N89°11'02"W	347.80	L46	N87°30'20"E	17.32							
L15	N21°49'05"E	14.14	L31	N17°37'17"E	2.42	L47	N17°37'17"E	8.89							
L16	N89°11'02"E	14.47	L32	N89°10'50"E	28.00	L48	S84°18'50"W	11.38							

BLOCK P			BLOCK Q		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.088	3,885	1	0.112	4,888
2	0.080	3,517	2	0.097	3,583
3	0.091	3,937	3	0.097	3,880
4	0.081	3,574	4	0.078	3,380
5	0.088	3,849	5	0.070	3,050
6	0.085	3,688	6	0.087	3,808
7	0.088	3,818	7	0.087	3,808
8	0.087	3,591	8	0.097	3,998
9	0.087	3,508	9	0.078	3,380
10	0.087	3,588	10	0.078	3,380
11	0.070	3,088	11	0.087	3,808
12	0.070	3,088	12	0.087	3,808
13	0.087	3,808	13	0.083	3,680
14	0.087	3,808	14	0.080	3,488
15	0.087	3,808	15	0.097	3,888
16	0.087	3,508	16	0.087	3,588
17	0.110	4,881	17	0.087	3,808
18	0.087	3,588	18	0.087	3,808
19	0.087	3,588	19	0.070	3,050
20	0.087	3,588	20	0.070	3,050
21	0.081	3,545	21	0.087	3,588
22	0.088	3,849	22	0.087	3,588
23	0.088	3,849	23	0.087	3,588
24	0.088	3,849	24	0.087	3,588
25	0.088	3,849	25	0.087	3,588
26	0.088	3,849	26	0.087	3,588
27	0.088	3,849	27	0.087	3,588
28	0.088	3,849	28	0.087	3,588
29	0.088	3,849	29	0.087	3,588
30	0.088	3,849	30	0.087	3,588
31	0.088	3,849	31	0.087	3,588
32	0.088	3,849	32	0.087	3,588
33	0.088	3,849	33	0.087	3,588

BLOCK R			BLOCK Y		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.088	3,885	1	0.112	4,888
2	0.080	3,517	2	0.097	3,583
3	0.091	3,937	3	0.097	3,880
4	0.081	3,574	4	0.078	3,380
5	0.088	3,849	5	0.070	3,050
6	0.085	3,688	6	0.087	3,808
7	0.088	3,818	7	0.087	3,808
8	0.087	3,591	8	0.097	3,998
9	0.087	3,508	9	0.078	3,380
10	0.087	3,588	10	0.078	3,380
11	0.070	3,088	11	0.087	3,808
12	0.070	3,088	12	0.087	3,808
13	0.087	3,808	13	0.083	3,680
14	0.087	3,808	14	0.080	3,488
15	0.087	3,808	15	0.097	3,888
16	0.087	3,508	16	0.087	3,588
17	0.110	4,881	17	0.087	3,808
18	0.087	3,588	18	0.087	3,588
19	0.087	3,588	19	0.070	3,050
20	0.087	3,588	20	0.070	3,050
21	0.081	3,545	21	0.087	3,588
22	0.088	3,849	22	0.087	3,588
23	0.088	3,849	23	0.087	3,588
24	0.088	3,849	24	0.087	3,588
25	0.088	3,849	25	0.087	3,588
26	0.088	3,849	26	0.087	3,588
27	0.088	3,849	27	0.087	3,588
28	0.088	3,849	28	0.087	3,588
29	0.088	3,849	29	0.087	3,588
30	0.088	3,849	30	0.087	3,588
31	0.088	3,849	31	0.087	3,588
32	0.088	3,849	32	0.087	3,588
33	0.088	3,849	33	0.087	3,588

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	87°17'02"	48.00	80.94	N89°11'02"E	80.21
C2	7°29'22"	241.88	31.38	S17°39'32"E	31.34
C3	4°14'14"	4718.88	348.88	N17°37'17"E	348.88
C4	9°52'00"	487.80	130.84	N87°30'20"E	130.81
C5	31°00'00"	458.00	188.88	N17°37'17"E	188.88
C6	10°10'00"	258.00	71.02	N89°11'02"E	70.18
C7	10°10'00"	258.00	71.02	S89°11'02"E	70.18
C8	2°42'00"	280.00	11.84	N17°37'17"E	11.84
C9	7°29'22"	241.88	31.38	N17°39'32"E	31.34
C10	1°10'00"	488.00	10.87	N89°11'02"E	10.87
C11	10°10'00"	258.00	71.02	N17°39'32"E	71.02
C12	6°51'02"	488.00	84.88	N87°30'20"E	84.88
C13	48°11'54"	57.80	48.30	S82°41'38"E	48.12
C14	27°39'32"	57.80	23.28	N27°39'32"E	23.10
C15	87°30'22"	45.00	61.88	N27°39'32"E	61.81
C16	80°00'00"	40.00	62.82	S45°48'50"E	62.82
C17	33°45'00"	40.00	51.47	N87°30'20"E	47.89
C18	92°43'00"	40.00	64.78	N87°30'20"E	57.89
C19	92°43'00"	40.00	64.78	N87°30'20"E	57.81
C20	92°43'00"	40.00	64.78	N87°30'20"E	57.81
C21	12°34'41"	228.00	48.38	S27°39'32"E	48.38

FINAL PLAT
CREEKSHAW SUBDIVISION - PHASE 3B

82 SINGLE FAMILY LOTS
1 OPEN SPACE LOT (2.655 ACRES)

11.3601 ACRES SITUATED IN THE
JAMES THOMPSON SURVEY, ABSTRACT NO. 209
RICHARD MEAD SURVEY, ABSTRACT NO. 141

CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SITE ZONING: PLANNED DEVELOPMENT (PD) ORDINANCE 19-12-1352

Kimley»Horn

13495 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75243		FIRM # 12115930		Tel. No. (972) 770-1300 Fax No. (972) 239-2820	
Scale NA	Drawn By MGS	Checked By JAD	Date APRIL 2024	Project No. 08726623	Revised No. P-2
ENGINEER: Kimley-Horn and Associates State of Texas Registration No. P-829 4801 N. Central Expressway, Suite 700 Dallas, TX 75243 P (469) 301-2981 Contact: Anthony Lashley, P.E.			DEVELOPER: Wynne/Jackson, Inc. 808 North Road St., #2300 Dallas, TX 75201 P (214) 680-8792 Contact: Frank Murphy		
OWNER: WA CREEKSHAW LP 600 North Pearl St., #2300 Dallas, TX 75201 P (214) 686-6700 Contact: Frank Murphy					

OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Creekshaw Subdivision - Phase 3B** subdivision to the City of Royse City, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places therein shown on the proposed and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Creekshaw Subdivision - Phase 3B subdivision have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or actions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of actions made herein.

I (we) further acknowledge that:

No house, dwelling unit or other structure shall be constructed or any lot in this addition by the owner or any other person until:

a. Such time as the developer and/or owner has complied with all requirements of the Planning Ordinance of the City of Royse City regarding improvements with respect to the entire block on the street and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot) including the actual installation of streets, water, sewer, drainage structures, and storm sewer and alleys, all according to the specifications of the City of Royse City or

b. Until the owner deposits, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city manager, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the owner deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case the city be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or (Ordinance 38-04-001 adopted 4/27/00, Ordinance adopting Code)

c. Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Royse City.

These restrictions with respect to required improvements are made to ensure the installation of such required improvements and to give notice to each owner and to each prospective owner of lots in the subdivision unit said required improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described herein and is consistent with the City of Royse City specifications.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever: A Reservation of all oil, gas, and other minerals in and under that may be produced from this property.

WITNESS, my hand, this 16th day of April, 2024.

WU CREEKSHAW LP,
a Texas limited partnership

By: WU CREEKSHAW LP, LLC,
a Texas limited liability company,
its general partner

By: Cindy O'Brien
City Clerk, Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Cindy O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given upon my hand and seal of office this 16th day of April, 2024.

Melissa A. Fehil
Notary Public in and for the State of TEXAS

My Commission Expires: 2-22-2025



I hereby certify that the above and foregoing plat of Creekshaw Subdivision - Phase 3B Addition to the City of Royse City, Texas, was approved by the City Council of the City of Royse City on the 9 day of April, 2024.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of said approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Royse City.

WITNESS OUR HANDS, this 16 day of April, 2024.

[Signature]
City Secretary



Filed and Received
OFFICE: PUBLIC RECORDS
JENNIFER PAGE, County Clerk
Rockwall County, Texas
20-00-10000 40-00-00-00
\$407.50
202404160000



[Signature]

Reviewed for final approval:

[Signature]
Planning & Zoning Commission Chairman

4-22-24
Date

Approved for preparation of final plat:

[Signature]
Mayor, City of Royse City, Texas

4-22-24
Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, J. Andy Dobbs, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Royse City, Texas.

Dated this the 15th day of April, 2024.

[Signature]
J. Andy Dobbs

Registered Professional Land Surveyor No. 6180
Kimley-Horn and Associates, Inc.
13455 River Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75244
PH: 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared J. Andy Dobbs, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15 day of April, 2024.

[Signature]
Notary Public, State of Texas

FINAL PLAT
CREEKSHAW SUBDIVISION - PHASE 3B

82 SINGLE FAMILY LOTS
1 OPEN SPACE LOT (2.655 ACRES)

11.3801 ACRES SITUATED IN THE
JAMES THOMPSON SURVEY, ABSTRACT NO. 209
RICHARD MEAD SURVEY, ABSTRACT NO. 141

CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SITE ZONING: PLANNED DEVELOPMENT (PD) ORDINANCE 19-12-1352

Kimley»Horn

13455 River Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75244		FIRM # 15115520		Tel. No. (972) 770-1300 Fax No. (972) 229-3629	
State	Drawn by	Checked by	Date	Project No.	Sheet No.
TX	MBG	JAD	APRIL 2024	957285023	P-3
ENGINEER: Kimley-Horn and Associates State of Texas Registration No. P-609 400 N. Oakhurst Drive, Suite 700, Dallas, TX 75244 P (469) 301-2361 Contact: Anthony Luehr, P.E.		DEVELOPER: Wynn & Jackson, Inc. 600 North Pearl St., #2000 Dallas, TX 75201 P (214) 585-6166 Contact: Frank Murphy		OWNER: WU CREEKSHAW LP 600 North Pearl St., #2000 Dallas, TX 75201 P (214) 585-6166 Contact: Frank Murphy	

EXHIBIT D – LOT TYPE CLASSIFICATION MAP

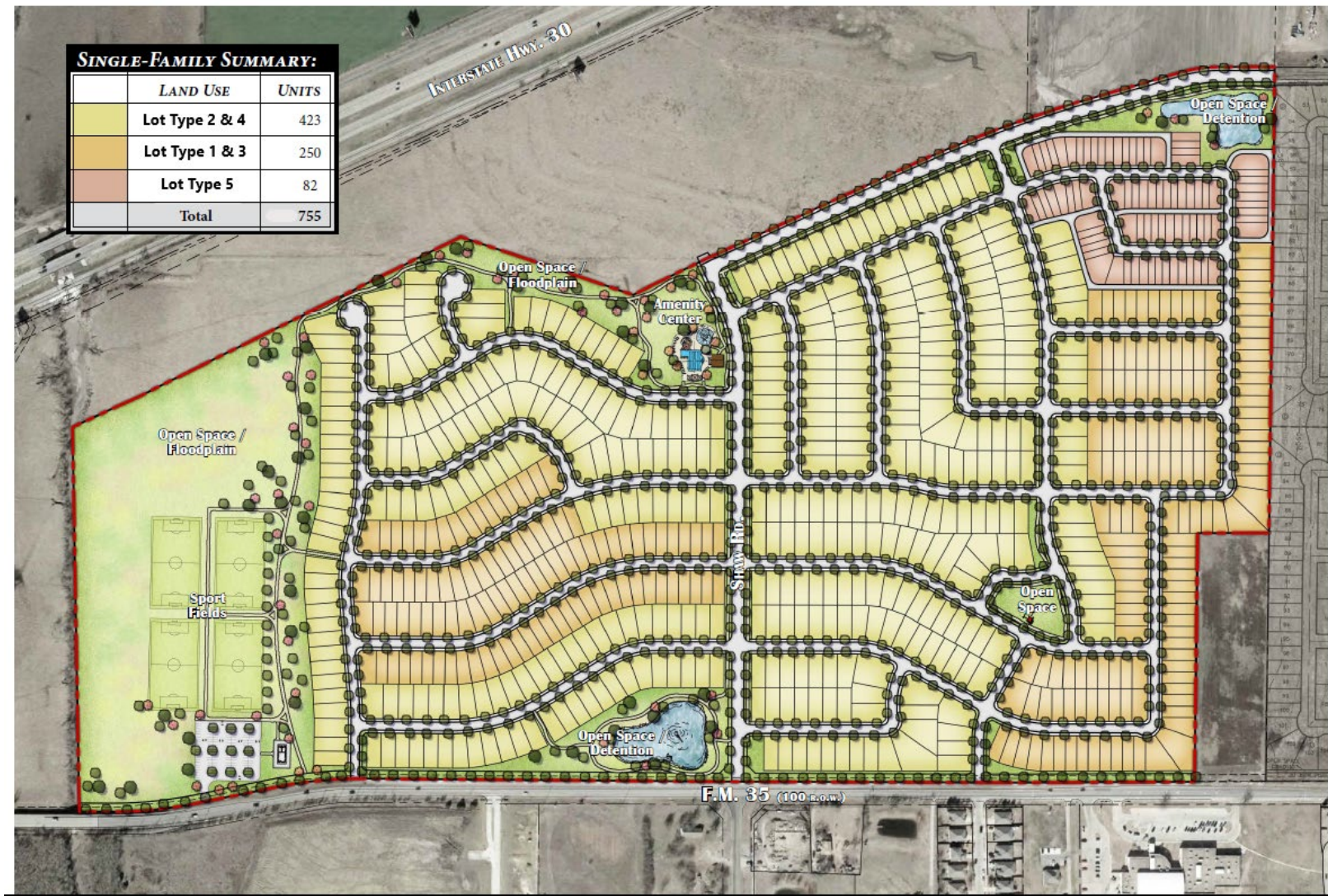


EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Improvement Area #1
 - Lot Type 1
 - Lot Type 2
- Improvement Area #2/Major Improvement Area
 - Lot Type 3
 - Lot Type 4
 - Lot Type 5
 - Initial Parcel

**CREEKSHAW PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – LOT
TYPE 1 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ROYSE CITY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$16,638.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Royse City, 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 ***Creekshaw 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 City of Royse City. The exact amount of each annual installment will be approved each year by the Royse City 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 City of Royse City.

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.

¹ 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 Rockwall 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]²

² 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]³

³ 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 Rockwall 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

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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]⁴

⁴ 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 Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Improvement Area #1 Lot Type 1 Projected Annual Installments						
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment	
2025	\$ 375.29	\$ 693.39	\$ 81.47	\$ 91.71	\$ 1,241.86	
2026	\$ 390.93	\$ 681.67	\$ 79.59	\$ 93.54	\$ 1,245.73	
2027	\$ 406.57	\$ 667.49	\$ 77.64	\$ 95.41	\$ 1,247.11	
2028	\$ 422.20	\$ 652.76	\$ 75.61	\$ 97.32	\$ 1,247.89	
2029	\$ 437.84	\$ 637.45	\$ 73.49	\$ 99.27	\$ 1,248.06	
2030	\$ 453.48	\$ 621.58	\$ 71.31	\$ 101.25	\$ 1,247.62	
2031	\$ 469.12	\$ 605.14	\$ 69.04	\$ 103.28	\$ 1,246.57	
2032	\$ 484.75	\$ 585.79	\$ 66.69	\$ 105.34	\$ 1,242.58	
2033	\$ 500.39	\$ 565.79	\$ 64.27	\$ 107.45	\$ 1,237.90	
2034	\$ 516.03	\$ 545.15	\$ 61.77	\$ 109.60	\$ 1,232.55	
2035	\$ 547.30	\$ 523.87	\$ 59.19	\$ 111.79	\$ 1,242.15	
2036	\$ 562.94	\$ 501.29	\$ 56.45	\$ 114.03	\$ 1,234.71	
2037	\$ 594.21	\$ 478.07	\$ 53.64	\$ 116.31	\$ 1,242.23	
2038	\$ 609.85	\$ 453.56	\$ 50.66	\$ 118.63	\$ 1,232.71	
2039	\$ 641.13	\$ 428.40	\$ 47.62	\$ 121.01	\$ 1,238.15	
2040	\$ 672.40	\$ 401.95	\$ 44.41	\$ 123.43	\$ 1,242.19	
2041	\$ 703.67	\$ 374.22	\$ 41.05	\$ 125.89	\$ 1,244.84	
2042	\$ 719.31	\$ 343.43	\$ 37.53	\$ 128.41	\$ 1,228.69	
2043	\$ 766.22	\$ 311.96	\$ 33.93	\$ 130.98	\$ 1,243.10	
2044	\$ 797.50	\$ 278.44	\$ 30.10	\$ 133.60	\$ 1,239.64	
2045	\$ 828.77	\$ 243.55	\$ 26.11	\$ 136.27	\$ 1,234.71	
2046	\$ 860.05	\$ 207.29	\$ 21.97	\$ 139.00	\$ 1,228.31	
2047	\$ 906.96	\$ 169.66	\$ 17.67	\$ 141.78	\$ 1,236.07	
2048	\$ 953.87	\$ 129.98	\$ 13.14	\$ 144.61	\$ 1,241.60	
2049	\$ 985.14	\$ 88.25	\$ 8.37	\$ 147.51	\$ 1,229.27	
2050	\$ 1,032.06	\$ 45.15	\$ 3.44	\$ 150.46	\$ 1,231.11	
Total	\$ 16,638.00	\$ 11,235.30	\$ 1,266.15	\$ 3,087.88	\$ 32,227.32	

Footnotes:

[a] Interest is calculated at 3.125%, 3.625%, 4.125% and 4.375% for bonds with a maturity of 9/15/2025, 9/15/2030, 9/15/2040 and 9/15/2050 respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**CREEKSHAW PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – LOT
TYPE 2 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ROYSE CITY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$20,797.50

As the purchaser of the real property described above, you are obligated to pay assessments to City of Royse City, 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 ***Creekshaw 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 City of Royse City. The exact amount of each annual installment will be approved each year by the Royse City 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 City of Royse City.

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.

¹ 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 Rockwall 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]²

² 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

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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]³

³ 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 Rockwall 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

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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]⁴

⁴ 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 Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Improvement Area #1 Lot Type 2 Projected Annual Installments						
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment	
2025	\$ 469.12	\$ 866.74	\$ 101.84	\$ 114.63	\$ 1,552.33	
2026	\$ 488.66	\$ 852.08	\$ 99.49	\$ 116.93	\$ 1,557.16	
2027	\$ 508.21	\$ 834.37	\$ 97.05	\$ 119.27	\$ 1,558.89	
2028	\$ 527.76	\$ 815.95	\$ 94.51	\$ 121.65	\$ 1,559.86	
2029	\$ 547.30	\$ 796.81	\$ 91.87	\$ 124.08	\$ 1,560.07	
2030	\$ 566.85	\$ 776.97	\$ 89.13	\$ 126.57	\$ 1,559.52	
2031	\$ 586.40	\$ 756.43	\$ 86.30	\$ 129.10	\$ 1,558.22	
2032	\$ 605.94	\$ 732.24	\$ 83.37	\$ 131.68	\$ 1,553.22	
2033	\$ 625.49	\$ 707.24	\$ 80.34	\$ 134.31	\$ 1,547.38	
2034	\$ 645.04	\$ 681.44	\$ 77.21	\$ 137.00	\$ 1,540.68	
2035	\$ 684.13	\$ 654.83	\$ 73.98	\$ 139.74	\$ 1,552.68	
2036	\$ 703.67	\$ 626.61	\$ 70.56	\$ 142.53	\$ 1,543.38	
2037	\$ 742.77	\$ 597.59	\$ 67.04	\$ 145.38	\$ 1,552.78	
2038	\$ 762.31	\$ 566.95	\$ 63.33	\$ 148.29	\$ 1,540.88	
2039	\$ 801.41	\$ 535.50	\$ 59.52	\$ 151.26	\$ 1,547.69	
2040	\$ 840.50	\$ 502.44	\$ 55.51	\$ 154.28	\$ 1,552.74	
2041	\$ 879.59	\$ 467.77	\$ 51.31	\$ 157.37	\$ 1,556.04	
2042	\$ 899.14	\$ 429.29	\$ 46.91	\$ 160.52	\$ 1,535.86	
2043	\$ 957.78	\$ 389.95	\$ 42.42	\$ 163.73	\$ 1,553.87	
2044	\$ 996.87	\$ 348.05	\$ 37.63	\$ 167.00	\$ 1,549.55	
2045	\$ 1,035.97	\$ 304.44	\$ 32.64	\$ 170.34	\$ 1,543.39	
2046	\$ 1,075.06	\$ 259.11	\$ 27.46	\$ 173.75	\$ 1,535.38	
2047	\$ 1,133.70	\$ 212.08	\$ 22.09	\$ 177.22	\$ 1,545.09	
2048	\$ 1,192.34	\$ 162.48	\$ 16.42	\$ 180.77	\$ 1,552.00	
2049	\$ 1,231.43	\$ 110.32	\$ 10.46	\$ 184.38	\$ 1,536.59	
2050	\$ 1,290.07	\$ 56.44	\$ 4.30	\$ 188.07	\$ 1,538.88	
Total	\$ 20,797.50	\$ 14,044.13	\$ 1,582.68	\$ 3,859.85	\$ 40,284.15	

Footnotes:

[a] Interest is calculated at 3.125%, 3.625%, 4.125% and 4.375% for bonds with a maturity of 9/15/2025, 9/15/2030, 9/15/2040 and 9/15/2050 respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**CREEKSHAW PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2/MAJOR IMPROVEMENT AREA – LOT TYPE 3 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ROYSE CITY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2/MAJOR IMPROVEMENT AREA LOT TYPE 3
PRINCIPAL ASSESSMENT: \$19,449.07

As the purchaser of the real property described above, you are obligated to pay assessments to City of Royse City, 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 *Creekshaw 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 City of Royse City. The exact amount of each annual installment will be approved each year by the Royse City 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 City of Royse City.

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.

¹ 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 Rockwall 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]²

² 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]³

³ 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 Rockwall 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

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§
§

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]⁴

⁴ 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 Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2/MAJOR IMPROVEMENT AREA LOT TYPE 3

Annual Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Total		
	Principal	Interest ^[a]	Principal	Interest ^[b]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2025	\$ 145.48	\$ 339.08	\$ 176.51	\$ 735.80	\$ 95.47	\$ 102.39	\$ 1,594.73
2026	\$ 145.48	\$ 332.71	\$ 192.03	\$ 727.19	\$ 93.86	\$ 104.44	\$ 1,595.71
2027	\$ 155.17	\$ 326.35	\$ 195.91	\$ 717.83	\$ 92.17	\$ 106.53	\$ 1,593.97
2028	\$ 164.87	\$ 319.56	\$ 201.73	\$ 708.28	\$ 90.42	\$ 108.66	\$ 1,593.52
2029	\$ 164.87	\$ 312.35	\$ 219.18	\$ 697.69	\$ 88.58	\$ 110.83	\$ 1,593.51
2030	\$ 174.57	\$ 305.13	\$ 226.94	\$ 686.18	\$ 86.66	\$ 113.05	\$ 1,592.55
2031	\$ 184.27	\$ 297.50	\$ 236.64	\$ 674.27	\$ 84.66	\$ 115.31	\$ 1,592.64
2032	\$ 193.97	\$ 288.51	\$ 248.28	\$ 661.85	\$ 82.55	\$ 117.62	\$ 1,592.77
2033	\$ 203.67	\$ 279.06	\$ 259.92	\$ 648.81	\$ 80.34	\$ 119.97	\$ 1,591.76
2034	\$ 213.36	\$ 269.13	\$ 275.43	\$ 633.54	\$ 78.02	\$ 122.37	\$ 1,591.86
2035	\$ 223.06	\$ 258.73	\$ 290.95	\$ 617.36	\$ 75.58	\$ 124.82	\$ 1,590.50
2036	\$ 232.76	\$ 247.85	\$ 310.35	\$ 600.27	\$ 73.01	\$ 127.31	\$ 1,591.55
2037	\$ 242.46	\$ 236.51	\$ 329.74	\$ 582.03	\$ 70.29	\$ 129.86	\$ 1,590.90
2038	\$ 252.16	\$ 224.69	\$ 351.08	\$ 562.66	\$ 67.43	\$ 132.46	\$ 1,590.47
2039	\$ 261.86	\$ 212.39	\$ 374.36	\$ 542.04	\$ 64.42	\$ 135.11	\$ 1,590.16
2040	\$ 271.55	\$ 199.63	\$ 397.63	\$ 520.04	\$ 61.24	\$ 137.81	\$ 1,587.90
2041	\$ 290.95	\$ 186.39	\$ 415.09	\$ 496.68	\$ 57.89	\$ 140.56	\$ 1,587.56
2042	\$ 300.65	\$ 171.48	\$ 446.12	\$ 472.29	\$ 54.36	\$ 143.37	\$ 1,588.28
2043	\$ 320.05	\$ 156.07	\$ 467.46	\$ 446.09	\$ 50.63	\$ 146.24	\$ 1,586.53
2044	\$ 339.44	\$ 139.67	\$ 492.68	\$ 418.04	\$ 46.69	\$ 149.17	\$ 1,585.68
2045	\$ 349.14	\$ 122.27	\$ 531.47	\$ 388.48	\$ 42.53	\$ 152.15	\$ 1,586.04
2046	\$ 368.54	\$ 104.38	\$ 562.50	\$ 356.59	\$ 38.12	\$ 155.19	\$ 1,585.33
2047	\$ 387.93	\$ 85.49	\$ 595.48	\$ 322.84	\$ 33.47	\$ 158.30	\$ 1,583.51
2048	\$ 407.33	\$ 65.61	\$ 634.27	\$ 287.11	\$ 28.55	\$ 161.46	\$ 1,584.34
2049	\$ 426.73	\$ 44.73	\$ 675.01	\$ 249.05	\$ 23.34	\$ 164.69	\$ 1,583.56
2050	\$ 446.12	\$ 22.86	\$ 717.68	\$ 208.55	\$ 17.84	\$ 167.99	\$ 1,581.04
2051	\$ -	\$ -	\$ 1,336.43	\$ 165.49	\$ -	\$ 171.35	\$ 1,673.27
2052	\$ -	\$ -	\$ 1,421.78	\$ 85.31	\$ -	\$ 174.77	\$ 1,681.86
Total	\$ 6,866.43	\$ 5,548.13	\$ 12,582.64	\$ 14,212.38	\$ 1,678.12	\$ 3,793.78	\$ 44,681.49

Footnotes:

[a] Interest on the Major Improvement Area Bonds is calculated at 4.375%, 4.875% and 5.125% for bonds with a maturity of 9/15/2030, 9/15/2040 and 9/15/2050 respectively.

[b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing on 9/15/2027, 9/15/2032, 9/15/2042 and 9/15/2052 respectively.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**CREEKSHAW PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2/MAJOR IMPROVEMENT AREA – LOT TYPE 4 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ROYSE CITY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2/MAJOR IMPROVEMENT AREA LOT TYPE 4
PRINCIPAL ASSESSMENT: \$24,311.33

As the purchaser of the real property described above, you are obligated to pay assessments to City of Royse City, 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 *Creekshaw 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 City of Royse City. The exact amount of each annual installment will be approved each year by the Royse City 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 City of Royse City.

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.

¹ 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 Rockwall 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]²

² 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

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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]³

³ 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 Rockwall 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

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COUNTY OF _____

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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]⁴

⁴ 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 Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2/MAJOR IMPROVEMENT AREA LOT TYPE 4

Annual Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Total		
	Principal	Interest ^[a]	Principal	Interest ^[b]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2025	\$ 181.84	\$ 423.85	\$ 220.64	\$ 919.75	\$ 119.34	\$ 127.99	\$ 1,993.41
2026	\$ 181.84	\$ 415.89	\$ 240.03	\$ 908.99	\$ 117.33	\$ 130.55	\$ 1,994.64
2027	\$ 193.97	\$ 407.94	\$ 244.88	\$ 897.29	\$ 115.22	\$ 133.16	\$ 1,992.46
2028	\$ 206.09	\$ 399.45	\$ 252.16	\$ 885.35	\$ 113.02	\$ 135.83	\$ 1,991.90
2029	\$ 206.09	\$ 390.43	\$ 273.98	\$ 872.11	\$ 110.73	\$ 138.54	\$ 1,991.89
2030	\$ 218.21	\$ 381.42	\$ 283.68	\$ 857.73	\$ 108.33	\$ 141.31	\$ 1,990.68
2031	\$ 230.34	\$ 371.87	\$ 295.80	\$ 842.84	\$ 105.82	\$ 144.14	\$ 1,990.80
2032	\$ 242.46	\$ 360.64	\$ 310.35	\$ 827.31	\$ 103.19	\$ 147.02	\$ 1,990.97
2033	\$ 254.58	\$ 348.82	\$ 324.89	\$ 811.02	\$ 100.43	\$ 149.96	\$ 1,989.70
2034	\$ 266.70	\$ 336.41	\$ 344.29	\$ 791.93	\$ 97.53	\$ 152.96	\$ 1,989.83
2035	\$ 278.83	\$ 323.41	\$ 363.69	\$ 771.70	\$ 94.47	\$ 156.02	\$ 1,988.12
2036	\$ 290.95	\$ 309.82	\$ 387.93	\$ 750.33	\$ 91.26	\$ 159.14	\$ 1,989.44
2037	\$ 303.07	\$ 295.63	\$ 412.18	\$ 727.54	\$ 87.87	\$ 162.32	\$ 1,988.62
2038	\$ 315.20	\$ 280.86	\$ 438.85	\$ 703.33	\$ 84.29	\$ 165.57	\$ 1,988.09
2039	\$ 327.32	\$ 265.49	\$ 467.95	\$ 677.54	\$ 80.52	\$ 168.88	\$ 1,987.70
2040	\$ 339.44	\$ 249.54	\$ 497.04	\$ 650.05	\$ 76.54	\$ 172.26	\$ 1,984.87
2041	\$ 363.69	\$ 232.99	\$ 518.86	\$ 620.85	\$ 72.36	\$ 175.70	\$ 1,984.46
2042	\$ 375.81	\$ 214.35	\$ 557.66	\$ 590.37	\$ 67.95	\$ 179.22	\$ 1,985.35
2043	\$ 400.06	\$ 195.09	\$ 584.33	\$ 557.61	\$ 63.28	\$ 182.80	\$ 1,983.16
2044	\$ 424.30	\$ 174.59	\$ 615.85	\$ 522.55	\$ 58.36	\$ 186.46	\$ 1,982.10
2045	\$ 436.43	\$ 152.84	\$ 664.34	\$ 485.60	\$ 53.16	\$ 190.19	\$ 1,982.55
2046	\$ 460.67	\$ 130.47	\$ 703.13	\$ 445.74	\$ 47.66	\$ 193.99	\$ 1,981.66
2047	\$ 484.92	\$ 106.86	\$ 744.35	\$ 403.55	\$ 41.84	\$ 197.87	\$ 1,979.39
2048	\$ 509.16	\$ 82.01	\$ 792.84	\$ 358.89	\$ 35.69	\$ 201.83	\$ 1,980.42
2049	\$ 533.41	\$ 55.92	\$ 843.76	\$ 311.32	\$ 29.18	\$ 205.87	\$ 1,979.45
2050	\$ 557.66	\$ 28.58	\$ 897.10	\$ 260.69	\$ 22.29	\$ 209.98	\$ 1,976.30
2051	\$ -	\$ -	\$ 1,670.54	\$ 206.87	\$ -	\$ 214.18	\$ 2,091.59
2052	\$ -	\$ -	\$ 1,777.22	\$ 106.63	\$ -	\$ 218.47	\$ 2,102.32
Total	\$ 8,583.04	\$ 6,935.17	\$ 15,728.30	\$ 17,765.47	\$ 2,097.66	\$ 4,742.23	\$ 55,851.86

Footnotes:

[a] Interest is calculated at 4.375%, 4.875% and 5.125% for bonds with a maturity of 9/15/2030, 9/15/2040 and 9/15/2050 respectively.

[b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing on 9/15/2027, 9/15/2032, 9/15/2042 and 9/15/2052 respectively.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**CREEKSHAW PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2/MAJOR IMPROVEMENT AREA – LOT TYPE 5 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ROYSE CITY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2/MAJOR IMPROVEMENT AREA LOT TYPE 5
PRINCIPAL ASSESSMENT: \$13,413.15

As the purchaser of the real property described above, you are obligated to pay assessments to City of Royse City, 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 *Creekshaw 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 City of Royse City. The exact amount of each annual installment will be approved each year by the Royse City 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 City of Royse City.

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.

¹ 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 Rockwall 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]²

² 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

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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]³

³ 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 Rockwall 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

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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]⁴

⁴ 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 Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2/MAJOR IMPROVEMENT AREA LOT TYPE 5

Annual Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Total		
	Principal	Interest ^[a]	Principal	Interest ^[b]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2025	\$ 100.33	\$ 233.85	\$ 121.73	\$ 507.45	\$ 65.84	\$ 70.62	\$ 1,099.81
2026	\$ 100.33	\$ 229.46	\$ 132.43	\$ 501.51	\$ 64.73	\$ 72.03	\$ 1,100.49
2027	\$ 107.02	\$ 225.07	\$ 135.11	\$ 495.06	\$ 63.57	\$ 73.47	\$ 1,099.29
2028	\$ 113.70	\$ 220.39	\$ 139.12	\$ 488.47	\$ 62.36	\$ 74.94	\$ 1,098.98
2029	\$ 113.70	\$ 215.41	\$ 151.16	\$ 481.17	\$ 61.09	\$ 76.44	\$ 1,098.97
2030	\$ 120.39	\$ 210.44	\$ 156.51	\$ 473.23	\$ 59.77	\$ 77.97	\$ 1,098.31
2031	\$ 127.08	\$ 205.17	\$ 163.20	\$ 465.01	\$ 58.38	\$ 79.52	\$ 1,098.37
2032	\$ 133.77	\$ 198.97	\$ 171.23	\$ 456.45	\$ 56.93	\$ 81.12	\$ 1,098.47
2033	\$ 140.46	\$ 192.45	\$ 179.25	\$ 447.46	\$ 55.41	\$ 82.74	\$ 1,097.77
2034	\$ 147.15	\$ 185.61	\$ 189.95	\$ 436.93	\$ 53.81	\$ 84.39	\$ 1,097.83
2035	\$ 153.84	\$ 178.43	\$ 200.66	\$ 425.77	\$ 52.12	\$ 86.08	\$ 1,096.89
2036	\$ 160.52	\$ 170.93	\$ 214.03	\$ 413.98	\$ 50.35	\$ 87.80	\$ 1,097.62
2037	\$ 167.21	\$ 163.11	\$ 227.41	\$ 401.40	\$ 48.48	\$ 89.56	\$ 1,097.17
2038	\$ 173.90	\$ 154.96	\$ 242.12	\$ 388.04	\$ 46.51	\$ 91.35	\$ 1,096.88
2039	\$ 180.59	\$ 146.48	\$ 258.18	\$ 373.82	\$ 44.43	\$ 93.18	\$ 1,096.66
2040	\$ 187.28	\$ 137.67	\$ 274.23	\$ 358.65	\$ 42.23	\$ 95.04	\$ 1,095.10
2041	\$ 200.66	\$ 128.54	\$ 286.27	\$ 342.54	\$ 39.92	\$ 96.94	\$ 1,094.87
2042	\$ 207.34	\$ 118.26	\$ 307.67	\$ 325.72	\$ 37.49	\$ 98.88	\$ 1,095.37
2043	\$ 220.72	\$ 107.63	\$ 322.39	\$ 307.64	\$ 34.91	\$ 100.86	\$ 1,094.16
2044	\$ 234.10	\$ 96.32	\$ 339.78	\$ 288.30	\$ 32.20	\$ 102.87	\$ 1,093.57
2045	\$ 240.79	\$ 84.33	\$ 366.53	\$ 267.92	\$ 29.33	\$ 104.93	\$ 1,093.82
2046	\$ 254.16	\$ 71.99	\$ 387.93	\$ 245.92	\$ 26.29	\$ 107.03	\$ 1,093.33
2047	\$ 267.54	\$ 58.96	\$ 410.67	\$ 222.65	\$ 23.08	\$ 109.17	\$ 1,092.07
2048	\$ 280.92	\$ 45.25	\$ 437.43	\$ 198.01	\$ 19.69	\$ 111.35	\$ 1,092.65
2049	\$ 294.29	\$ 30.85	\$ 465.52	\$ 171.76	\$ 16.10	\$ 113.58	\$ 1,092.11
2050	\$ 307.67	\$ 15.77	\$ 494.95	\$ 143.83	\$ 12.30	\$ 115.85	\$ 1,090.37
2051	\$ -	\$ -	\$ 921.68	\$ 114.13	\$ -	\$ 118.17	\$ 1,153.98
2052	\$ -	\$ -	\$ 980.54	\$ 58.83	\$ -	\$ 120.53	\$ 1,159.90
Total	\$ 4,735.47	\$ 3,826.30	\$ 8,677.68	\$ 9,801.64	\$ 1,157.33	\$ 2,616.40	\$ 30,814.82

Footnotes:

[a] Interest is calculated at 4.375%, 4.875% and 5.125% for bonds with a maturity of 9/15/2030, 9/15/2040 and 9/15/2050 respectively.

[b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing on 9/15/2027, 9/15/2032, 9/15/2042 and 9/15/2052 respectively.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**CREEKSHAW PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2/MAJOR IMPROVEMENT AREA – INITIAL PARCEL BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ROYSE CITY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

**IMPROVEMENT AREA #2/MAJOR IMPROVEMENT AREA INITIAL PARCEL
PRINCIPAL ASSESSMENT: \$10,027,000.00**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Royse City, 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 ***Creekshaw 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 City of Royse City. The exact amount of each annual installment will be approved each year by the Royse City 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 City of Royse City.

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.

¹ 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 Rockwall 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]²

² 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]³

³ 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 Rockwall 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]⁴

⁴ 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 Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2/MAJOR IMPROVEMENT AREA INITIAL PARCEL

Annual Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Total		
	Principal	Interest ^[a]	Principal	Interest ^[b]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2025	\$ 75,000	\$ 174,813	\$ 91,000	\$ 379,343	\$ 49,220	\$ 52,789	\$ 822,164
2026	\$ 75,000	\$ 171,531	\$ 99,000	\$ 374,906	\$ 48,390	\$ 53,845	\$ 822,672
2027	\$ 80,000	\$ 168,250	\$ 101,000	\$ 370,080	\$ 47,520	\$ 54,922	\$ 821,772
2028	\$ 85,000	\$ 164,750	\$ 104,000	\$ 365,156	\$ 46,615	\$ 56,020	\$ 821,541
2029	\$ 85,000	\$ 161,031	\$ 113,000	\$ 359,696	\$ 45,670	\$ 57,140	\$ 821,538
2030	\$ 90,000	\$ 157,313	\$ 117,000	\$ 353,764	\$ 44,680	\$ 58,283	\$ 821,039
2031	\$ 95,000	\$ 153,375	\$ 122,000	\$ 347,621	\$ 43,645	\$ 59,449	\$ 821,090
2032	\$ 100,000	\$ 148,744	\$ 128,000	\$ 341,216	\$ 42,560	\$ 60,638	\$ 821,158
2033	\$ 105,000	\$ 143,869	\$ 134,000	\$ 334,496	\$ 41,420	\$ 61,851	\$ 820,636
2034	\$ 110,000	\$ 138,750	\$ 142,000	\$ 326,624	\$ 40,225	\$ 63,088	\$ 820,686
2035	\$ 115,000	\$ 133,388	\$ 150,000	\$ 318,281	\$ 38,965	\$ 64,349	\$ 819,983
2036	\$ 120,000	\$ 127,781	\$ 160,000	\$ 309,469	\$ 37,640	\$ 65,636	\$ 820,526
2037	\$ 125,000	\$ 121,931	\$ 170,000	\$ 300,069	\$ 36,240	\$ 66,949	\$ 820,189
2038	\$ 130,000	\$ 115,838	\$ 181,000	\$ 290,081	\$ 34,765	\$ 68,288	\$ 819,972
2039	\$ 135,000	\$ 109,500	\$ 193,000	\$ 279,448	\$ 33,210	\$ 69,654	\$ 819,811
2040	\$ 140,000	\$ 102,919	\$ 205,000	\$ 268,109	\$ 31,570	\$ 71,047	\$ 818,644
2041	\$ 150,000	\$ 96,094	\$ 214,000	\$ 256,065	\$ 29,845	\$ 72,468	\$ 818,472
2042	\$ 155,000	\$ 88,406	\$ 230,000	\$ 243,493	\$ 28,025	\$ 73,917	\$ 818,841
2043	\$ 165,000	\$ 80,463	\$ 241,000	\$ 229,980	\$ 26,100	\$ 75,395	\$ 817,938
2044	\$ 175,000	\$ 72,006	\$ 254,000	\$ 215,520	\$ 24,070	\$ 76,903	\$ 817,500
2045	\$ 180,000	\$ 63,038	\$ 274,000	\$ 200,280	\$ 21,925	\$ 78,441	\$ 817,684
2046	\$ 190,000	\$ 53,813	\$ 290,000	\$ 183,840	\$ 19,655	\$ 80,010	\$ 817,318
2047	\$ 200,000	\$ 44,075	\$ 307,000	\$ 166,440	\$ 17,255	\$ 81,611	\$ 816,381
2048	\$ 210,000	\$ 33,825	\$ 327,000	\$ 148,020	\$ 14,720	\$ 83,243	\$ 816,808
2049	\$ 220,000	\$ 23,063	\$ 348,000	\$ 128,400	\$ 12,035	\$ 84,908	\$ 816,405
2050	\$ 230,000	\$ 11,788	\$ 370,000	\$ 107,520	\$ 9,195	\$ 86,606	\$ 815,108
2051	\$ -	\$ -	\$ 689,000	\$ 85,320	\$ -	\$ 88,338	\$ 862,658
2052	\$ -	\$ -	\$ 733,000	\$ 43,980	\$ -	\$ 90,105	\$ 867,085
Total	\$ 3,540,000	\$ 2,860,350	\$ 6,487,000	\$ 7,327,216	\$ 865,160	\$ 1,955,891	\$ 23,035,618

Footnotes:

[a] Interest on the Major Improvement Area Bonds is calculated at 4.375%, 4.875% and 5.125% for bonds with a maturity of 9/15/2030, 9/15/2040 and 9/15/2050 respectively.

[b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing on 9/15/2027, 9/15/2032, 9/15/2042 and 9/15/2052 respectively.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.