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

WHEREAS, on June 28, 2019 a petition (the <u>"Petition"</u>) was submitted and filed with the City Secretary (the <u>"City Secretary"</u>) 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 <u>"Assessment Hearing"</u>) to consider an ordinance levying assessments on property within the District (the <u>"Assessments"</u>); 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 <u>"Authorized Improvements</u>"), 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 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 Assessments, and the Assessments, the special benefits of the Assessments, and the Assessments, the special benefits of the Assessments, and 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,

ATTEST:

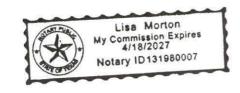
Deborah Sorensen, TRMC, MMC, City Secretary

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.



Ausa Monton Notary Public, State of Texas

(Notary Seal)

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-Benefited 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-Benefited 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-Benefited 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
 - o 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:

- o 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					
	Actual Costs Drawn from				
		Budget	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		Costs Drawn from A 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					
		Actual Costs Drawn from Budget IA#2 Improvement Account ^[a]			
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	5	
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	Total \$ 19,873.53				

Major Improvement Area			
Due January	31, 2025	5	
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	Total \$ 32,915.33				

Improvement Area #2					
Due January	31, 2025	5			
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			
Improvement Area #1 Bonds									
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		
Major Improvement Area Bonds								
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		
Improvement Area #2 Bonds								
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	Anı	nual 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 \$ 20,797.50	\$ 1,552.33
111638	Lot Type 2			\$ 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	utstanding	An	nual Installment Due
			ssessment		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	Annual Installment Due
	Lot Type	Note	Assessment	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 \$ 16,638.00	\$ 1,241.86
111710	Lot Type 1			\$ 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 \$ 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			\$ 1,552.33
111757	Lot Type 2		\$ 20,797.50 \$ 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 \$ 20,797.50	\$ 1,552.33
111796	Lot Type 2			\$ 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		Anı	nual 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
Tota	al ^[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

		Major Improvement Area Bonds				
Parcel ID ^[a]	Lot Type	Outs	tanding Assessment	Α	nnual 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

			Improvement Area #2 Bonds			
Parcel ID ^[a]	Lot Type	Outst	anding Assessment	A	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:

Year Ending				
(September 30)	Principal	Interest		<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⁾	\$5,660,000	<u>\$4,541,702</u>	<u>\$10</u>	0,201,70 <u>2</u>

(1) Totals may not add due to rounding.

(REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK.)

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:

Year Ending			
(September 30)	<u>Principal</u>	Interest	<u>Total</u>
2021	s -	\$ 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>	\$7,284,600

(1) Totals may not add due to rounding.

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

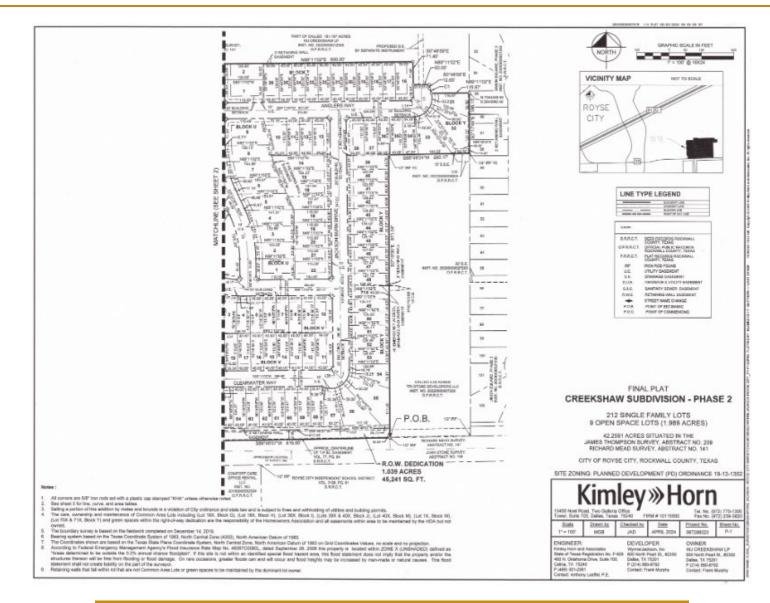
DEBT SERVICE REQUIREMENTS

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

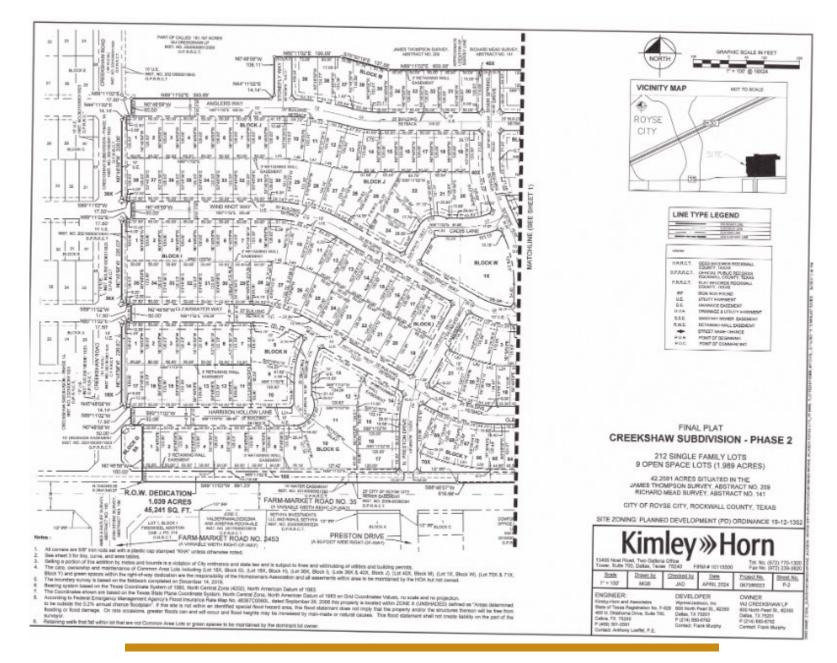
Year Ending			
(September 30)	Principal	Interest	<u>Total</u>
2023	\$ 94,000	\$ 366,694	\$ 460,694
2024	89,000	383,681	472,681
2025	91,000	379,343	470,343
2026	99,000	374,906	473,906
2027	101,000	370,080	471,080
2028	104,000	365,156	469,156
2029	113,000	359,696	472,696
2030	117,000	353,764	470,764
2031	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	733,000	43,980	776,980
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



CREEKSHAW PUBLIC IMPROVEMENT DISTRICT 2024 ANNUAL SERVICE PLAN UPDATE



CREEKSHAW PUBLIC IMPROVEMENT DISTRICT 2024 ANNUAL SERVICE PLAN UPDATE

UNE TABLE U	NE TABLE	LINE TABLE	LINE TABLE	CURVE TABLE		
D. BEATING LENGTH N	1 BEARING LENGTH	INC. BEARING U	DNOTH NO. BEARING LENG			
A NOPTOPE HOF L	12.21 W14511968 B		SALIF SHE INDERFORM HAR		191.50	
a waterial server as a	0 BADARSPE 30.1P	Ltd Statistics	HALHE LET NUMBERSTREE AREA		4210	
	8 844110278 14.14	USD HEREVERSITE	17.36 140 N7727076F 46.5	and a supervision of the supervi	148.87	
1 10 10 10 10 10 10 10	0 812'2'30'E 91.62'	Las aspaniste	14.447 1.49 NOTIONATION 40.7 13.707 1.90 NEETONATION 40.4		128.29	
	0 NPPEREDE ULTY 1 BARTYERE 16.W	LSL NISTING	14.30 USI 1805'30'40'4 48.4	The second	106.57	
8 NOV22207W 41.92 U	12 21/742227E 14.4F	LAP BATARTET	14.16 US2 NT01/THEW 40.4		282.07	
	10 1072264116 14.54	128 844111218	14.14 USB N10108101W 48.0	P (8 22112307 238.02 101.35 MIN/4731%	182.05	
the second se	14 STRTEFTER 14.17	LSB BIRTSTIPE	16.14 LDI 000*1712FW 18.2		128.39	
10 MORTOTON 81.007 10	8 877/28/4/W M.M	L45 S28'2641'W	46.67 356 WI9*5738'W 377		101.00	
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1 0+38 8,000 3 0+38 8,009	7 8.08 8.80	2 5.128	0.080 27 0.118 0.080	2 2.128 2.000 20 2.185 2.503	38 8.138 6.000 2 0.124 5.415	
3 0.136 4.008	3 0.08 8.000	2 0.118	0.000 21 0.118 0.000	3 E-136 8,000 21 E-155 6,742	398 8.040 3.500 3 0.120 0.544	
4 1.08 1.00	4 0.136 8.080	4 6138	6.001 22 0.138 0.000	4 8138 8.880 22 8.248 50.794	458 0.381 0.714 4 0.112 4.002	
5 8.158 9.800	5 0.138 6.080	8 6108	8.000 10 8.108 6.000	1 0.130 0.000 30 0.170 7.347	5 0.08 4408	-
8 0.120 8,000	8 0.134 0.009	0 9.100	8.000 24 8.108 6.000	8 0.138 9.080 20 0.179 T.780	6 8.108 4.600	
7 2:136 8,690	7 0.148 0.398	7 8.198	8,800 28 0.180 6.52	7 0.138 0.000 28 0.208 9.113	T 8.108 4.800	
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8 0.171 7,482	9 1.157 4.817	8 0,189	6.912 IF 3.188 6.84	8 0.140 0.368 pt 8.168 7,078	9 0.198 4.00 18 0.144 0.255	
00 0.325 14.858	18 8.176 7.790	10 8.184	TJ41 28 3.142 6.62	VI E.100 4.348 28 E.134 6.728	11 0.144 6.271	
11 5.250 16.804	11 0.145 8,380	11 0,140	T/02 29 8.118 6.000 6.008 30 8.118 6.000	11 £355 6/481 28 £350 12 5.151 6.848 68 £.440 6.884	12 0.100 4.00	
12 8.147 8.406	12 0.136 8,080	12 2.138	and the second se	12 5.101 6.880 00 6.100 6.000 12 5.108 6.880 1r 5.108 6.000	17 2108 4.00	
13 8216 (200)	12 0.138 6,080	10 £158	6.000 31 8.108 6.00 6.000 32 5.108 6.00	and the second s	34 8.108 4.82	
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15 5.183 6.536 16 6.138 0.399	15 0.138 0.000 16 0.138 0.000	14 0.130	6.000 IN 0.130 E.00	and the second descent and the second descent descent and the second descent des	16 0.106 4.80	ē l
18 0.138 0.000 17 0.168 0.000	17 8.138 8.830	17 0.08	8.080 m 0.138 5.08	17 8138 6.000 35 8.138 6.000	17 6.186 4.89	8
181 0.168 7.216	188 0.580 3.500	18 0.296	8/46 SKX 0.080 1/56		18 0.147 4.28	8
the state of the	144				18 0.124 5.40	FINAL PART
BLOCKM	BLOCK Y	BLOCK Y	BLOCK Y	DUV/n1 second	BLOCKU 21 0128 5.50	- CREEKSHAW SUBUIVISION - PRAS
LET NO. ACRES 30.FT.	LOTIND. ACRES BQ.PT		Q.FT. LOTING. ACRES \$42.FT	territoria contractoria contrac	1011H0. ACRES 90.07. 25 4238 4.01	
20 8.198 6.300	31 0,144 9,363		1.049 07 0.126 5.455	1 0.00 0.000	19 0.108 4.000 20 0.108 4.000	212 SINGLE FAMILY LOTS
31 8.118 8.300	32 0.308 10.308		8,056 BE 0.198 5,450 8,221 BB 0.126 5,450	2 0.138 6.000 2 0.158 0.088 16 0.160 6.000 3 0.147 0.884	21 2.12 497	9 OPEN SPACE LOTS (1.989 ACRES)
T 0.118 6.080	30 0.168 8,190 36 8,116 4,971		6,021 88 0.126 0.469 4,027 706 0.367 10.794	18 0.190 8.080 3 0.197 9.089 17 0.198 8.080 6 5.183 7.968	12 5.14 5279	42,2591 ACRES SITUATED IN THE
30 8.138 6.301	34 8.114 4.871 38 8.107 4.887		4,802 716 8,115 5,254	18 0.112 4.000 5 8.078 7.012		JAMES THOMPSON SURVEY, ABSTRACT NO. 209
	38 E.107 4.857 38 E.107 4.857		6.887	10 0.112 4.808 8 8.117 7.708		RICHARD MEAD SURVEY, ABSTRACT NO. 141
19 8.565 6.327 39 8.555 6.712	37 8.142 4.877		11,042	20 8.116 4.800 7 5.172 7.426		CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS
31 1.100 6.712	38 0.147 0.287		9,290	21 8.115 4.800 8 0.183 2.185		SITE ZONING: PLANNED DEVELOPMENT (PD) ORDINANCE 1
18 2.140 2.477	20 0.109 0.035		6.985	22 8.110 4.800 9 0.242 ¥2.208		SITE ZUNING: PLANNED DEVELOPMENT (PD) ORDINANCE IT
10 1,512 8,791	40 0.119 5.191		4,801	23 6.116 4,830 10 0.155 6,648		
45X 0.040 U.98	41 8.118 8,178	56 6.115	4,010	2M 0.110 4.000 10 11.00 4.000		Kimley »Horn
	42 8.118 8.102	65 5.10	4.001	28 0.118 4,000 12 3,108 4,900		
	45 8.116 8.148		4,942	26 0138 0.000 13 8.544 6.215		13455 Mod Board Tax Galleria Office Tel NR (8
1	44 8.118 5.534	62 8,914	4,304	in 0.107 9,957		The second
	48 8.118 5.22	60 E.11A	4.000	18 0.142 6.247		NA MCD JAO APRIL 2024 057295023
	at 1.117 5.100	08 0.118	4.877	16 0.128 5.546		
	47 8.112 5.062	65 £150	5,208	17 0.113 4,629		Environmentary and according to Worker Sector WU CREEKS
	48 4.117 5.0%	48 £108	8,482	18 0.706 6.669		State of Tenues Registration Air, F-428. 303 texts Pearl Str., 8219 931 texts Pearl

AREN'S CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCHWALL

WHEREAS, WJ CREEKSHAW LP is the correr of a tract of land alkusted in the James Thompson Survey. Abstract No. 309 and Richard Meet Survey. Atemat No. 141, in the City of Royae City, Rockwall County, Texas, and being part of a called 191 197 acro tract of land described in deed to VU CREDID-UVU UP, recorded in Instrument No. ords. Rockwall County, Texas being more particularly das

BEGENNING at a 1/2" iron not found in the north right-of-way line of Fran-Maxim Road No. 25 (a sastable width right-of-way) and being the subfault comer of and 101.167 none toot and being the southwest comer of a called 500 anon toot of land described in Social Warming Devel to BHP WATER CORP. recorded in Instrument No. 2007-03377465 of each Official Public Records.

THENCE with said rorth right-of-way line. It is following courses and delances.

Gouth 55"48"07" West, a platence of \$16.00 Rest to an 1/2" iron rest found. South 82'11'02' West, a detailor of 83'123 feet to an 58' iron rod with plastic cap etemped "KNA" set for the

THENCE departing and north right-of-way line, the following courses and detances

North TRIST Wate, personaling the excellence corrier of Lot Bit, Bitoli O, Considerano Baldelinian - Phase 1A, an addition to the City of Reyne City, Robert Courty, Teasa, according to the pair recorded in Instrument Neu-2020/000911481, of said Citides Phase Records, continuing or all a subserved if Naci Neu Ia a Stri Version Phase Phase Phase Phase Records, continuing or all an advance of History Neu Ia advanced Phase Ph with plantic ope stamped 'MWV' set for corner.

THENKIE with the north line of Gold Lei (IX, Bouth 65"11'02" Heat, a distance of 32.05 heat to a 32" iron rad with paratic log starsport TMN' roll, for month in the wark reproducing the of Constantee Total or 35" reprod-essanding the galar recorded in Instantent NA, 22(200001152), a first of Chessification Resorts.

THENCE continuing with said asst right-of-one line. The following counsel and detances

Nerth 5*45107 West, a distance of 55.00 feet to a 547 iron red with plastic cap stamped "KHA" act for sames. See th 56*1102* West, a distance of 17.05 feet to a 547 iron red with plastic way stamped "KHA" act for carrier, North 46/46/36" Work, a distance of 14.14 feet/to a 5/8" iron rod with plastic cap attanced 101A' withor comar Neth 1974/597 Work, a downero i 122/200 kot te stêl "nor rod with plantic cap atampad "KHK" and for correct Noth 471152" basi, a dokance of 14,14 Net is a 50° nor rod with plantic cap atampad "KHK" and for correct Noth 50° 1152" basi, a dokance of 14,14 Net is a 50° nor rod with plantic cap atampad "KHK" and for correct Noth 50° 1152" basi, a dokance of 14,514 Net is 50° nor rod with plantic cap strenged "KHK" and for correct North 00'4858" West, a distance of 50.00 feet to a 58" into not with plastic cop stranged '644' set for oppose North GH1007 West a distance of 11.55 Marine a SI Timo nd with plates cap stranged "MH1 and is versue. North GH1007 West a distance of 14.16 Marine a SI Timo nd with plates cap stranged "MH1 and is versue. North GH1007 West is distance of 14.16 Marine a SI Timo nd with plates cap stranged TM1 with is used in users with GH1007 West is distance of 15.14 Marine a SI Timo nd with plates cap stranged TM1 with the same. North GH1007 West is distance of 14.14 fact is a SI Timo nd with plates cap stranged TM1 with the same. North 82 11702" East, a distance of 17.30 heat is a 55" non-rod with plantic cap starroad "Kliw" and by conver-North 02 14030" Weat, a distance of 50.00 heat to a 50" iron rol with plastic cop stranged "WeA" set for oper South BY 1102: West a distance of 12.00 New to a SHF into tot with plastic cost stamped TRAM soil to contrar. New d548259 West a distance of 12.00 New to a SHF into ot with plastic cost stamped TRAM suit for comerci-tant 0144859 West a distance of 22.0.00 New to a SHF into not a with plastic cost parameter TRAM with the commer-North 6471102" Eloci, a clobaroo of 54.74 feet is a 562" mer, red with plantic cap attempted 3214" and for conner. North 5271102" Eloci, a clobaroo of 17.47 feet is a 552" mer, red with plantic cap attempted 3214" and for conner. North 527422" Value, a clobaroo of 52.74 feet is a 552" feet with plantic cap attempted 3214" cell for conner.

THENCE departing said east right-of-way low and over and across said 1811107 apre toot, the following courses and distances

North 69"11102" East, a distance of 380.03 Rentio 3.54" into net with plastic sage stamped "XHA" set for corner. North 61"11102" East, a distance of 34.34 feet to a 568" into net with plastic sage stamped "XHA" set for corner. North 02"48"56" Word, a distance of 108.71 had to a 50° iron red with plantic cap star-past '42.64" and for evenue North 82"1102" East, a clobartor of 105.03 has to a 5.2" iron rod with plastic cap stamped "9000" and for corrier Bauch 1916 19 Cast, a delatena al 197 M fair la 50° inter nel alth platfo sig stamper "bleft" set for carrier fairt del 1157 Cast, a delatena di 195 di Berl La 50° inter nel alth glatelo sig stamper "bleft" set for carrier south del 1857 Cast, a delatena di 11 di bel o a 66° inter nel alth glatelo ga assegut 1954 alto carrier. Narth 89"11102" East, a distance of H0.00 fact to a 518" non rod with plastic cap atempted 1014" set for come where or the close is determined in the determined on the operating and parameters of the last or comes determined by the close is a determined of the first less of the most well particle parameters they less the comes found at the langement of a non-langest comes to the digit with a methic of 27.55 feet. Is careful angle of 19.51212, and is non-langest comes to the digit with a methic of 27.55 feet. In a wavelety direction, with each conclusion of the fight, on an distance of 15.62 feet to a difference of

with plantin may alternyand "KUAC" and for conten-North 8911152° Elect, a distances of 118.67 Boot to 0.59° con red with planks cap alwaysed 1014° and for conner in the weak line of Books D, Loken Espanse, Plane 2, an addition is the City of Report Dit, Rodowal Caucity, according to the plantmocroade in transment No. 2020/2020/202102.07 and City and Rehat Neuroise.

THEREE with said west line, South 2017-59" East, a distance of 188.15 liter to a 1/2" ron rod with yolicy plastic cap found for the northeast corner of said 5:00 acrestad

THENCE with the north and west line of said 5.04 acre tract, the following courses and distances

South 65"45"24" Week, a distance of 290.17 heat is a 12" ren red with pallow plastic cap band for camer. South 92"18"29" East, a distance of 871.14 feet is the POINT OF BEGINNING and containing 1.040.301 equare heri or 42,3521 some of land.

Beatrings based on the State Plane Coordinate System, Texas North Contral Zono 4252, North American Salam of



OWNERS DEDICATION

STATE OF TEXAS

COUNTY OF ROCKMALL MOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (be) the underlighted sected) of the land shows on this plat, and designated herein as the Greateshaw Bubdivision - Phase 2 subdivision to the Clin of Repart Clip. Tools, and almost earns is subsortion from the spread on the subdivision to the Clin of Repart Clip. Tools, and almost earns is subsortion. There is not interpret and interpret and the subdivision and plate platest them with the stress of the subdivision and almost sectors and plate platest the subsortion of the pupper and consistent flower). and. I (en) further codily that all other parties who have a mongage or ten interest in the Createdraw Subdivision - Phase 2 autoficition have been optified and signed this plat.

T(m) failure activatively that the dedications analyr socialism reads hence are proportional is the regard of the calibration upon the public sections required in order that the development will compart with the present and facer growth needs of the City, T(sec), my (sec) soccessors and savigns hereby volve any chim, damage, or cause of action that I justi may have as a result of the dedication of exactions made herein

Fore further acknowledge that

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

a. Sold: little as the developer and/or more has complexi with all requirements of the Platting Ordinance of the City of Royae City raganting inversionments with respect to the action block on the strend worker strends to activit the property adult (o corror bit adult for regarded an attribute on both interaction attracts adjacant to such bit) including to solute localitation of attracts, south, south delarges attractants, and attern source and adjace, ad anothing to the specifications of the Criptics City on new by seal

b. Until the sector deposit, sufficient is pay for the cast of each improvements, as determined by the sity's originary and/or oby manager, compared on a phose commendianties basis, take bases made with the oby excession, assumptioned by an approved, approved to an approved to any approved to an approved phose and and improvements of a phoseing provide commendance commendances. have the same made to a contractor and pay for the same out of the second deposit, should be developed and/or owner had there are been made by a provide setup of the contrast of the setup of

c. Until the developer and/or router files a corporate many band with the oby severality is a term could to the cost of auch improvements for the designated area, guaranteeing the installation thereof within the time clutted in the band, which time shall be fixed by the city sound) of the City of Royae City.

make instribute with report to required improvements are made to ensure the tradition of such required improvements and to give robus to such overse and to each proportion overse of bits in the subdivision with sold required instruments are calculated over the provided for a site overse made. (i), on the shoot and/or shoots on which the property abuts as deacribed herein and in compliance with the Gip of Royae City apacifications.

The plot is made subject to the following Researcher: For Greeter and Greeter's Heir, Successon, and Assigns Forwar, & Researcher of all oil, gas, and other minicula in and under that may be produced from this property.

WITHITSS, my hand the 16th day of April WEI DRITICSHAWLE

o Toxas knilled pertnership



Cint OBne

STATE OF TEVAS

City Secretary



My Commission Expires 2-22220

I handly satily that the above and fangerap plat of Gevataliang Subdecase - Phase 2 Addices to the City of Royae City, Texas, was approved by the City Council of the City of Royae City on the _______day of _____day. (J______2004.

This approval shall be involved markers the approved plat for such addition is necretate in the office of the County, Clerk of Reclavell County, Texase, which can humber simply (10) simple from, suid able of final approval. Basil addition shall be reduced to all the requirements of the Reduceder Production of the Clerk Registric Clerk Wignamed Cutri HANDS, the Clerk et all of the Clerk Production of the Registric Clerk Registr







STATE OF TEXAS COUNTY OF DALLAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

EEPORE ME, the underlighted, a Notary Public is and fire The State of Teocar, on this day personally approach 2. Analy Databas known to me to be promoved without whose neares to automethed to the throughing instrument, and admonwidight to me that he searce for the purposes and constantiations therein-impressed and in the searching terministicate.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the the 15, my of April 2014



FINAL PLAT **CREEKSHAW SUBDIVISION - PHASE 2**

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



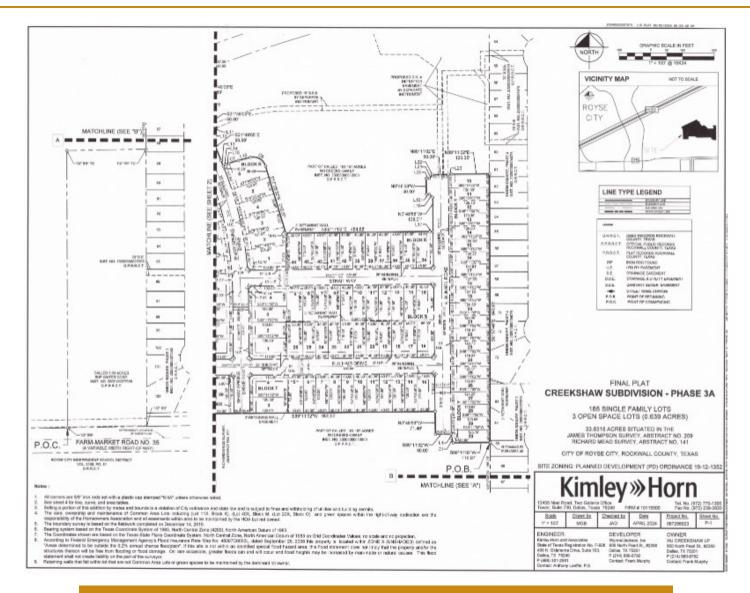
Contast: Frank Murphy

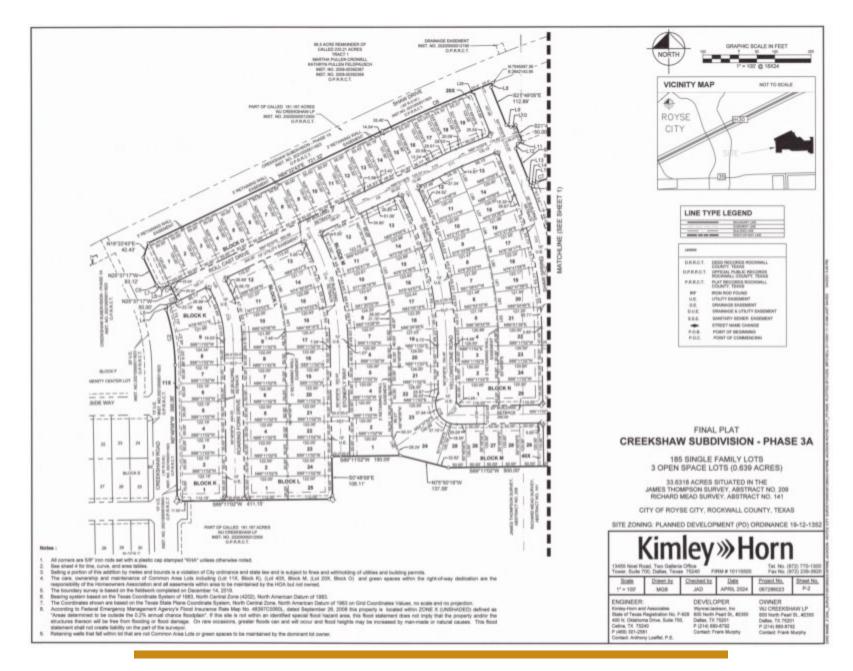
Contact Anthony Loeffel P.S.

Contact: Frank Wurshy

CREEKSHAW PUBLIC IMPROVEMENT DISTRICT 2024 ANNUAL SERVICE PLAN UPDATE

EXHIBIT C – 1 – PHASE 3A FINAL PLAT





WHERE'S CERTIFICATE

STATE OF TERAS ODUNTY OF ROCKWALL ONY OF ROYBE ONY

MADREAS, WJ CREEKEHAW UP is the owner of a test of land in the James Thompson Survey, Abstractive, 201 and Telfant Visio WEEKEN, WU CRESSERVIN UP is the reverse of a load of and of the Juniar strongene burget, Assister for a price bene here the Junity, Assister Junity, 141, in the CMP of Register DB, Nathani Gaung, Natas, and Jung part of a school KEU Show here there a Januare in develop in WU CRESSERVIN UP, exercise is insurance that Jack Resolution Control, Status Resolution, Resolution Resolution, Reso

COMMISSIONS at a 10² feer not found in the neth right-shares like of Faun-Marian Road No. 12 (is restrict which right-shares) for the southeast convert of add 161.167 area treat and liking the authemat Junior of a called 500 area that of and faunched in Special Warranty Data is 61% WCRE CONF. reported in treasment the 32% CADIFIES in all and Child Faunch Records.

THERE'S with the west and north-line of said 5.02 and that, the following courses and distances

North (211/32) Wat, a datance of \$71.54 teet to a 1/2" tren red with yellow plastic cap fauld for the northwest contrar of mid 5.30 and that. Next Mittach East, a Statuce of 250.10 feet to a 10° ren not with yether practic capitant for the national access of and 1.30 accesses and and being in even the of Belot, D. University, and A. and Astronom the Chy of Royale Chy, Rockwell Conver, according to the yeth exceeded in Internation for 2003/2000/2013, or class Officer Alactic Rowshill.

THEREOE with said want line. North 0"1740" West, a detained of 188.15 leat to a D4" iron not with pleade tog stamped "KHK" set for the POINT OF INCOMENDE.

THEMOE departing said west line and over and across said thit SU² aces tack, the following courses and distance

Sound API-1022 Ward, a denorme of T18.77 bein in a UVF law, not will plantic tax stranged TVAC at the convert frank of the longering of a convertigent town is the MI with a stratum of UVD bein, a constant angle of UVD 2021, and a direct bearing and distance of Host 2022/27 West. 15.87 feed. In a week distance of T182 here to a UVF frank of West Strategy and to a week of control 2022/27 West. stamoed '994A' sat to corner. sampled York' set to conver. North 50'48/50' West a distance of 12.85 feet to a 59° ren red will grantic cap stampes "6-90' actifut pone". North 2014/2017 Watt, a distance of 1.55 feet to 9.07 removed with parking starting rotation in shine Hautourier

THENES with soid and tight-of-year line. the following morenes and distantant

North 45'MESE' West, a detance of 34.14 heat to a 50° inter not with plastic case stantand '9046' and for comme Note to 45 or VML, a detection of VL have to a the two monitorial and and an analysis of the Cartonian strategies and the Note to 45 or VML a detection of Stock with a the St the monitorial and analysis and NAV and the Cartonian strate targets cannot be field with a refere of Stock to the strategies of validations, and a strate strategies and detections of Rest of PLAPE Value. (Stock Rest, In a weaking detection, with and tangent some to the latt, an an electronic of 186, 45 level to a Stiff card cover with plants cap composed with the network detection.)

'904A' and for content

"BAVE and to come. North EVF12D" East, a deterrors of 44,50 best to a 507 keys regr with plantik and alterapted "BAVE" and for common North EVF12D" East, a deterrors of 2171 here to a 50° row nor with plantik and alterapted "BAVE" and the common surgers: curve to the left with a matter of 252,05 here, a entertier angle of the 2171990°, wair a curved barrier gand distances of North our strong Gauss 24 40 feat In a somely descion, with said targent ourve to the left, or any distance of 24.40 feet to a INP' nor sol with grants tao identical

In a solution, densition, with said tangent curve to the list, are to share if 24 million is a time in a weak plant approximate and the solution of 24 million is a soluti

stamped "10-5%" set for conter; Seven 65"41"29" Week, a distance of 3.1"1 least to a 5/9" ison rock with plastic cap stamped "RFIA" set for comme

North 57 19729" West, a detrainer of 14.83 held to a 54° aton rod with plants cap transport 9014" set for somer all the legitering of a non-tangent sume to the left with a radius of 835.55 helt, a central angle of 9015240", and a chord bearing and clateres of 164%. 25/20/85 High 8 ST feet

23/2029 Meet, 8.17 Meet, is a resulted, instance, with and on-variangent cauve to the lark, as any distance of 5.07 Meet is a 5.17 from root with plant coup stampter. View, and the reserve. Meets 23/3717 Meet, a distance of 83.12 Meet to a 5.87 into nod with plantic cap stamped VIEW, and the the walf- and of a remmer day of and walf individually the of Coencilian Read and a staff individual into d 21min Over 16.07 met the the staff-order of stamping the plant accentrate in Meets Read, 23/2020 1182. J Heat Coencilian Read, Individual Read, Individual View 16.07 fight-of-well accentrate in Meets Read, 23/2020 1182. J Heat Coencilian Read, Read, Individual Read, Individual Read, Read,

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THENOS with said south data always line, the following courses and distances

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Bearings meed or the force " and Calebrate Rysters, Teachter's Carton Zone 4022, North American Decime of 1980,

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



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OWNERS DEDICATION

BTATE OF TEXAS COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL, REN BY THESE PRESENTS.

(per) the unstantigned conset(p) of the land shows on this plat, and issuignated busins as the Createstran factorheater - Phase M understant to the Chy of Royan (b)). Totake and where some to detection busins, include as a of the public thream of wheel, alleys, parts, advancement, down, assumed and public planes thream of the public and constantiation to the assort of the Chy and the thream only that all offse parties who have a monophyre of the Internet to the Chevanue instantion - Phase 3A subdistants have been notified out speed of the public and public down public who have a monophyre of the Internet to the Chevanue instantion - Phase 3A subdistant have been notified out speed the public speed on the public and the public speed on the public speed

I perty further actionalisign that the destinations and/or executives make basis are proportional to the impact of the subdivision opeon the public acrisism magnetic to other that the development will compare with the present and future approximate of the Other, there will account account and an approximate account a

Lingt forther extended in that

No hause, dealing and or other elsenkers shall be constructed on any lot in this addition by the owner or any other person satisf

- a. Such time as the downspace analyciness has compiled with all responsesion of two Plasting Definitions of the Dity of Rayse City regarding temperatures who was required to a solar block on the analysis block on the
- Is statil the sectory dispert, sufficient is pay for the cost of wash requirements, as determined by the dip's engineers ender sty resemption, excepted at a price array statistical processing statistical
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INTERPRETATION OF LUID must limited liability company

n Undy Otherson

STATE OF TOVAS

Notice the, the underlighted authority, on this day persentity opposite Conty Offices, below to real to be the particle vehicles mere in subscribed to the torquing meturiant, and activate/opport to real that the execution in a more than the particle vehicles that a subscribed particle vehicles and consideration that will vehicle.



Mances

Liberably cardity that this always and knowing plat of Costmituting Guidelalos - Phase 3A Addition is the City of Royae City, Texas, was expressed by the City Council of the City of Royae City on the <u>4</u>, rise of <u>April 1</u>, 2004.

ceral shall be invalid unless the approved plot he work addition is rescalad in the office of the County Clerk of Reckwell County, the cent hundred apply (1980) days from, and date of final approved. Raid solidion shall be subject to of the requirationitie of the August Regulations of the City of Rome Cat

SEAL







4-22-24

NA. ENGINE Envicence Kankey-Hot Bate of Te 480 N. Oté Gelina, TR P (499) 301 dart A

Kimley Worn FIEM # 10 Scale Down by Downed by Date Project No. Scheet Jin.

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BURNEYOR'S CONTINUEATION KNOW ALL MEN BY THESE PRESENTS

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Martin Swasser

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FINAL PLAT **CREEKSHAW SUBDIVISION - PHASE 3A**

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

33.6318 ACRES BITUATED IN THE JAMES THOMPSON SURVEY, ABSTRACT NO. 200 RICHARD MEAD SURVEY, ABSTRACT NO. 141

CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

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

CREEKSHAW PUBLIC IMPROVEMENT DISTRICT 2024 ANNUAL SERVICE PLAN UPDATE

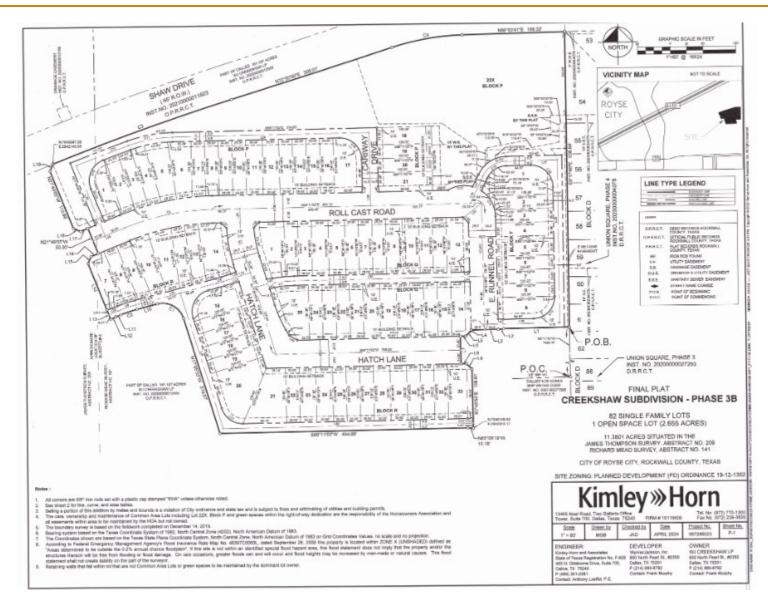


EXHIBIT C – 3 PHASE 3B FINAL PLAT

CREEKSHAW PUBLIC IMPROVEMENT DISTRICT 2024 ANNUAL SERVICE PLAN UPDATE

OWNERS'S CERTIFICATE

\$1.A.1	IE O	F TEXAS
cou	HTY	OF ROCKWALL
CITY	OF	ROYSE CITY

WHEREAS, WI CHEERGERAN LP is the overel of a back of land in the James Transact Source, Adversar Mu. 289 and Edward Edward Source, Adversar Mu. 289 and Edward Edward Source, Adversar Mu. 289 and Edward Hard Source, Adversar Mu. 289 and Face and Adversar Mu. 289 and Face an Texas being more particularly described on follows:

COMMECHCEMD at a 112¹ icon rod with pellow stavitic cap found for the northeast somer of a called 5.00 area twat of band described in Special Nationary David to their Vechtlik CORP, microbiol in Instrument Na. 2001-90071995 of well Official Fublic Records and being in well like of Block D, Union (based, Phase J, are addeted to the Cdt) at Royae City. Reviewell Clearly, according to the plat reservation in instrument Ne. 2003/2003/2012 of well Official Fublic Records:

THENCH with unit west line. North 0"1746" West, a distance of 1020.18 feet to the POINT OF BEGINNERG.

THENCE departing said weet line and over and across sold 101.167 acre tract, the following courses and distances:

Books Mir'11100" Viest, e determe ef 10.0.55 feat to a 50° inne nod with plastic cap stamped "NOW" set for connect Books 201204" Viest, e determe ef 11.01.55 feat to a 50° inne nod with plastic cap stamped "NOW" set for connect Books 201204" Viest, e determine ef 1.01.55 feat to a 50° inne nod with plastic cap stamped "NOW" and the camer Books 201204" Viest, e determine ef 1.01.65 feat to a 50° inne nod with plastic cap stamped "NOW" set for connect Books 201204" Viest, e determine ef 1.01.65 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 1.01.65 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 1.01.65 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 1.01.65 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201204" Viest, e determine ef 10.01 feat to a 50° inne nod with plastic cap stamped "NoW" set for connect Books 201205" Viest, e determine ef 40.00 feat to a 200° inne nod with plastic cap stamped "NoW" set for connect Books 20120" Vi South 86*1102' West, a detense of 120.35 feet to a 56' inte not with plastic cap stamped "KHV" set for conver;

In a southerly election, with sold tangent ouve to the last, an arc distance of 80.64 last to a 567 iron red with plastic sag stamped

starts delice service scalar 1913/1717 Week a distance of 38.52 here to a tot? lice tod with plastic nep standed 1934? suit for correr at the tespining at a tangent curve to the left with a tablue of 241.88 feet, a central angle of 87.39727, and a chood bearing and detence of South In Railly Mand 21 24 Mart

In a southerly dreater, with said tangent curve to the tell, an arc distance of 31.36 feet to a S/IF iron rod with plastic cap stamped

In a source of streams, the local angles can be a stream to a local with galaxie cap stempted YKAW set for comerc Source 307 (VSW) "refer, 4, advances of 16.105 free to a stream to a local with galaxie cap stempted YKAW set for comerc Source 307 (VSW) "refer, 4, advances of 16.105 free to a stream to a local with galaxie cap stempted YKAW set for comerc Name 31 (YSW)" refer, 4, advances of 16.105 free to a stream to a local with galaxie cap stempted YKAW set for comerc Name 31 (YSW)" refer, 4, advances of 16.105 free to a Stream to a stream of YKAW set for comerc Name 31 (YSW)" refer, 4, advances of 16.105 free to a Stream to a stream of YKAW set for comerc Name 31 (YSW)" refer, 4, advances of 16.45 free to a Stream to NAM set for comerc Name 31 (YSW)" refer, 4, advances of 16.45 free to a Stream to NAM set for comerc Name 31 (YSW)" refer, 4, advances of 16.45 free to a Stream to NAM set for comerc Name 31 (YSW)" refer, 4, advances of 16.47 free to a Stream to NAM set for comerc Name 31 (YSW)" refer, 4, advances of 16.47 free to a Stream to NAM set for comerc Name 31 (YSW)" refer, 4, advances of 16.14 for to a Stream to NAM set for comerc Name 31 (YSW)" refer, 4, advances of 16.14 for to a Stream to NAM set for comerc Name 31 (YSW)" refer, 4, advances of 16.14 for to a Stream to NAM set for comerc NAM set for the NAM set for the NAM set for the NAM set for comerc NAM s

THERE WILL said south right-of-way line. The following courses and determined

In a seutherly direction, with seld rein-temperat curve to the right, an ano diatance of \$48.85 feet to a 5/8" see road with plastic cep stangest YoW' set for correct. If you are to use you are used and of you are set to a set the next well parallel op North 72*60/59" Sait, in character of 200.31 first to a 5/9" hor not well plastic cap stangest YoW' set for solver: the segment are set to get and the optimized and the set of 40° 50 left, a castal angle of 10°0250", and a chard basing and delarese at House 80%210" Sait, 130.51 feet.

In a southerly cleadion, with sed tangent curve to the right, an art detance of 120.54 feet to a 50° iron roll with plastic cap stamped

WIAF def the carefull North OTYATT lists, a distance of 185.33 Next to a 50° iron nod with plastio cap stansport 7004° set for correct in the west time of Block D. Lives Jawan. Phase A, an edition to the City of Ropus City, Nosievall Dourly, according to the plat recorded is Instrument No.2020000004676, of set Othout Public Records:

THENCE with sold west line. South 80"1746" Evel, a distance of \$35.54 feet in the POINT OF BEGINNING and containing dist,718 aquers feet or 11,3801 acres of land.

Bearings based on the State Plane Coordinate System, Texas Marth Castral Zone 4202, Noth Anesican Datum of 1953.

LINE TABLE			UNE TABLE			LINE	TABLE	0.21	LINE TABLE			
80.	BEARMG	LENGTH	ND.	DEA/ING	LENGTH	192	BOARMO	LENGTH	ND.	BEARING	LINGT	
LI	GARTYTEPH	111.20	1.17	55511018FW	16.47	1.35	N15/3717%	154.021	1.49	64874670678	16.14	
12	101213434	10.18	4,18	N08"18"20"W	14.16	134	ATTOMOTE	82.48	1,80	NUMBER OF	15.82	
13	S89"1102"W	60.87	4.18	NED12158/10	14.10	1.35	\$47'08'3FT	200.81	LIN.	946,513546	14.28	
LA	500'48'68'E	1.137	1.20	N6811218/TE	83.02	L35	MUTTERS	458.62	1.52	957111WW	10.18	
1.5	544*11102'W	14.14	1.29	NUT STREET	\$4.67	1,87	N16108377W	10.1F	1.53	1010711-0015	18.15	
18	Bartingrw.	18.00	L32	381'39155'98	41.307	6.28	ADDARW.	19,18	1.04	880°28'24'W	18.18	
10	80014815815	50.007	1.33	H21149081W	138.88	4.29	SOVISTIVITY	18.18	LBD	SIMATOFE	13.34	
14	M00111877	16.08	1.24	100110270	348.37	1.40	NOVEMENT	18.18				
1.9	SAULTER B	14.14	1,28	507461676	133.90	L41	80014791198	16.98				
1.10	83873711798	38.57	1.28	N33*1910*5	\$3.59	1.42	MICHPROFE	10.00	1			
1.11	asa*1015*W	9.80	127	1000°11'00"E	83.017	1.42	P85500197W	10.18	1			
1.12	86/2812W	18.18	1.20	HE0"1745%	18.18	1.64	585'96'1976	10.16	1			
110	NOT HERE W	18.02	1.19	MATTIEFE	130.39	1,48	880/38/24/W	10.10				
L14	NOT WRITE W	80.99	1.30	389110214	347.80	1.48	M0114381W	17.32	1			
1.18	and the second se	14.14	1.31	NUMBER	2.47	LET	N10110407E	8.087	1			
1.76			1.32	1455'101575	28.007	L40	58419158788	11.30				

BLOCK

LOF NO.

1

π .8

18

12 0.357 2.808

14 0.080 1.480

18 8.007 2.686

10 8.087 2.580

17 0.087 2.990

18 0.357 2,800

18 0.870 3,060

30 0.010 k.068

22 1.057 2.000

25 8.067 2.580 24 8.087 2.580

28 0.128 8,428

21 0.007 2.508

0.865 4.065

BLOCK P

3 4

107 MD. ACRES 90. FT. 1 5.088 3.865 3 0.980 2.817 8.001 2,627

- 8.081 2.674 6 1.048 5.049 0 8.055 3.889

6.058 2,816

8 D.087 2,691

8 0.287 2.508

11 0.010 3.080

12 8,010 5,980

14 8.057 2,800

18 0.007 2,000

18 0.887 2.598

17 0.110 4.801

18 0.012 3.180

10 8.05F 2.500

29 8.087 2.990

21 0.381 3.545

328 2.655 118,675

2.500

18.0 81 2.505

15 8.087

NO.	DB.TA	IRADBUB	LENGTH	CHORD BEARING	CHORD
01	8717107	41.09	80.04	METOTOTY	105.27
12	72832	241.587	31.38	\$115490197	31.54
63	4714117	4714.88	340.80	NUMBER	348.92
04	16162160*	407.92	155.84	MOTOTIC	159.97
05	31.06484	458.00	154.97	MINTHEODORE	104.00
D8	10'10'00'	258.00	11.02	N0815715W	78.18
67	1011030	258.007	FLOF	\$6110214FW	76.FW
CH.	2'42'90'	290.081	11.04	N3819328	71.84
08	7'98'33'	200.00	32.48	81110/2818	32.44
G10	1'19237	4000.00	102.87	MERINGTETE	102.87
G11	18150481	250.07	40.35	MIL-REAL	\$1.80
612	60151/17	48.80	96.05	H57163476	81.30
613	48"11194"	67.80	48.00	862'41'28'W	45.12
014	2010/081	\$7.90	23.29	822736'EFW	25.18
6/8	AL-REAL	41.09	61.547	319016212339	67.31
C18	80'80'00'	40.08	82.87	\$45'48'58'E	86.87
017	75'45'25'	40.80	10.47	10319710100	47.89
018	92'42'88'	40.80	64.75	NEWTINGPE	57.89
619	89'38'68'	40.00	62.47	HHT2930°E	58.77
-038	10121112	48.07	63.18	1945*50/22*W	56.82
521	12 Dever	228.007	48.28	525°2254/E	49.20

BLOCK Q			BLOCK	R		BLOCK Y				
or wa	ADRES	50.FT.	LOT NO.	ACRES	59. PT.	LOT NO.	ACRES	50. PT		
1	8.112	4.588	T	8.082	3.588	1	0.140	5,880		
2	1.067	2.583	8	0.088	2.590	1	0.084	2,805		
1	6.087	2,800		0.881	2,688	3	0.051	2,605		
4	0.076	3,860	18	0.582	3,675	4	0,834	3,318		
1	0.870	3,050	11	0.088	3.655	.0	1.015	3.227		
	0.897	2,908	12	8.865	2.798	6	0.081	3,539		
T	0.857	2,608	ts	8.002	2,689	7	6.065	3,811		
	8.007	2,580	14	8.117	5,185		0.080	2,638		
9	LOTS	5.090	15	8.087	4.212		0.088	3,849		
13	6.079	3,880	18	0.087	2,800					
71	0.087	2,800	12	0.80	2,800					

18 0.857 2,909

10 A.MF 1.500

23 8.158 7.227

21 8.132 6.783 22 8.087 2.580

25 0.070 3.090

24 0.870 3.060

38 0.817 2.608

26 8.007 1.508

27 8.057 2.588

38 5.079 3,080

28 6.078 0.890

36 0.987 3.900 0.8.0 THL0 16

85 8 100 4.458

0.007 2.008

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



OWNERS DEDICATION:

STATE OF TEXAS COUNTY OF ROCKMALL

NOW, THEREFORE, KNOW ALL, WEN BY THESE PRESENTS:

I (use (the unitersigned neuronic) of the level shown on this pilot, and designated basels as the Smakshaw Subdivision - Phase 30 subdivision to the City of Disput City, Tease, and values many is advected freeds, basels pidolate to the use of the public thread of the city, policy, associations, devine, associated and public places thereas other on the trapparties and constraints freeds managed. I pido (batel) code(b) and participation who have a montpage or last intervalence there and the participation of the same city pidolate to the partice who have a montpage or last intervalence the City of the partice and constraints freeds managed. I pido (batel) code(b) and other partice who have a montpage or last intervalence in the Constraints City City and City and a speed the pidot.

1 (we) further addrevelope that the electronic and/or exactions made howin are proportional to the impact of the addrevelope that the development will one provide the data that the development will one provide the data that the development and assigns hereby werker any electronic means, for taken of electron host in the data that that that the dat

I two further activity and the

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

a Such time as the developer and/or overse has complied with all requirements of the Fielding Cellinatos of the City of Royas City regarding Improvements with respect to the active block on the about active streaks or which the property about to correct lef shall be regarded as shalling or both interaction streaks adquirer to each bit, including the sched installation of armste, water, server, derivinger structures, and attorn server and adopt, all according to the specifications of the Chyr of Hogas Chy or

b. Until the excise deposet, adfibient to pay for the cost of such representants, as advertised by the diply arrginee and/or diply ranges, companie) on a private commercial wate bank, has been made with the city accretion, accompanied by an agreement aligned by the developer and/or arrivate and/or diply ranges, companies of the accretion diply accretion diply accessible and/or diply ranges, companies of the accretion diply accessible accessible

1. 2018 the developer addre owner this a carbonic samely book with the city secretary in a sum equal to the sum of such increases for the designated erves, guaranteeing the installation thereof which the time stated is the bond, which time shall be beed by the oby council of the City of Rayse City.

These netroclass will request a required improvements are node to ensure the implation of such required improvements and to give notice to each oversr and to each prospective over of lost in the audovators and aud required improvements are actually need outpiced for an the ensure block on the other action streads and which proverly source as completely letterned or completence with the Confectionare.

This plot is made subject to the following Reservation: Far Granter and Granters Heirs. Successors, and Assigns Forever: A Reservation of all oil, para and other interests in and under that that the produced from this property.

WITNESS, my hand, the 16th may of 100 1 __2124

WJ CREEKSKAWLE, a Teras Imited performing

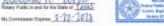
NU CREEKSHAW OP LLC, a Texas limited liability company, its general partner

ind OBrie 24

STATE OF TENAS

Sefore me, the undersigned authority, or this day personally appeared Circly CRIMe, known to me to be the person whome name to authoritant to the foregoing instrument, and acknowledged to me that he outputgd the same for the purpose and consideration therein statest.

Given upon my hand and and of office the 16th day of 2004 Melessa A. Fatil tary Public in and far the State of Tarvas



I hentry certify that the above and transports plat of Cenetatinger Bubbleator - Prase 28 Addition to the City of Rayee City, Texas, was approved by the City Council of the City of Rayee City on the <u>9</u> day of <u>Addition</u> <u>2004</u>.

This approval shall be invalid unters the approval plat for such addition is recorded in the office at the Gausty Clerk at Rockwell Gaury, Twee, with one handwell apply (162) days time, and date of had approval. Bale addition shall be reduced to all the requirements of the hadronics (Fagebrain of the Cyr Hymer Cyn. WITHESE OUR HAPOR, this application of the Cyr Hymer Cyn.

Oldensen SEAL

SEX N



Approved for preparation of final plat

Clash Clife Mayor, Col of Royae City, Texas 4-22-24



That L.J. Andy Diable, do hereing samily that I prepared this pild and the field noise node a part hereof from an actual and accurate survey of the land and that the correct monuments shown thereast were preparily placed under my personal supervision, in accuraterus with the Subdevision regulatorus of the Day of Soyae City, Texas.

. 2024

BEFORE ME, the undersigned, a Natary Public in and for The Date of Texas, on this day personally appeared J. Analy Dabba, known to me to be the person and uffican whose nome is associated to the tangenty more in one to the one of the one to the ball by personally appeared J. Andy Dobtas, known to me to be the person and official apport/phono sound.

2024

OWEN UNDER MY HAND AND BEAL OF OFFICE \$10.90 15 day of April

BURVEYOR'S CERTIFICATION KNOW ALL MEN BY THESE PRESENTS.

Descrate ISTH and APRIL

5 J. Avery Dotton Registered Professional Land Europyce Na. 6190 Kintep-Itan and Associates, Inc. 1940 Neurited, Two Calatta Office Taxee, Suite Too

Dallas, Taxao 75240 Ph. 912-170-1200

ands. Jobba@ainRey-fors.com

STATE OF TEXAS S COUNTY OF BALLAS S

think more





FINAL PLAT

CREEKSHAW SUBDIVISION - PHASE 3B

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

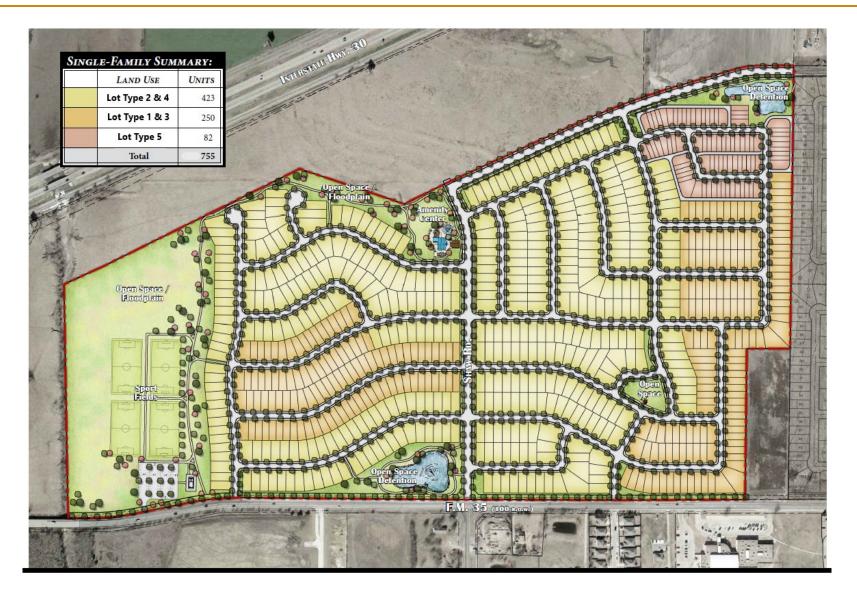
11 3801 ACRES SITUATED IN THE JAMES THOMPSON SURVEY, ABSTRACT NO. 209 RICHARD MEAD SURVEY, ABSTRACT NO. 141

CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SITE ZONING: PLANNED DEVELOPMENT (PD) ORDINANCE 18-12-1362



EXHIBIT D – LOT TYPE CLASSIFICATION MAP



CREEKSHAW PUBLIC IMPROVEMENT DISTRICT 2024 ANNUAL SERVICE PLAN UPDATE

EXHIBIT E – BUYER DISCLOSURES

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

- Improvement Area #1
 - \circ Lot Type 1
 - o Lot Type 2
- Improvement Area #2/Major Improvement Area
 - o Lot Type 3
 - \circ Lot Type 4
 - o Lot Type 5
 - o 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 courtordered 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:

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:

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	Ş
	§
COUNTY OF	ş

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

 $[\]overline{}^{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:

COUNTY OF _____

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER	
STATE OF TEXAS	\$ \$

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.

	Improve	me	nt Area #1 Lot Typ	be 1	Projected Annual	Ins	tallments		
Annual Installment Due 1/31	Principal		Interest ^[a]	Ad	dditional Interest	А	nnual Collection Costs	An	nual 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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

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 courtordered 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:

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:

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	Ş
	§
COUNTY OF	ş

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

 $[\]overline{}^{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:

COUNTY OF _____

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER	
STATE OF TEXAS	\$ \$

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.

Improvement Area #1 Lot Type 2 Projected Annual Installments										
Annual Installment Due 1/31		Principal		Interest ^[a]	Ad	ditional Interest	А	nnual Collection Costs	An	nual 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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

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 courtordered 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:

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:

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	Ş
	§
COUNTY OF	ş

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

 $[\]overline{}^{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:

COUNTY OF _____

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER	
STATE OF TEXAS	\$ \$

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

	Maj	jor Improven	nen	t Area Bonds	lr	nprovement	Are	a #2 Bonds		Total				
Annual Installment	Principal Interest ^[a]						Α	dditional		Annual		Annual		
Due 1/31		Principal		Interest [®]		Principal		Interest ^[b]		Interest	Co	llection Costs	In	stallment ^[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 courtordered 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:

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:

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	Ş
	§
COUNTY OF	ş

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

 $[\]overline{}^{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:

COUNTY OF _____

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER	
STATE OF TEXAS	\$ \$

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

	Ma	jor Improven	nent	Area Bonds	Improvement Area #2 Bonds Total									
Annual Installment		Principal				Principal			A	dditional		Annual		Annual
Due 1/31		Principal		Interest ^[a]		Principal		Interest ^[b]		Interest	Col	lection Costs	In	stallment ^[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 courtordered 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:

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:

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	Ş
	§
COUNTY OF	ş

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

 $[\]overline{}^{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:

COUNTY OF _____

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER	
STATE OF TEXAS	§ §

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

	Maj	or Improven	nent	Area Bonds	In	provement	Are	a #2 Bonds	Total							
Annual Installment	1	Principal		nterest ^[a]	Principal		Interest ^[b]		Additional		Annual		Annual			
Due 1/31		ппсіраі	_	nterest		Filicipai	incipal interest			Interest C		Collection Costs		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 courtordered 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:

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:

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	Ş
	§
COUNTY OF	ş

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

 $[\]overline{}^{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:

COUNTY OF _____

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER	
STATE OF TEXAS	§ §

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

	Major Improvement Area Bonds					mprovemen	rea #2 Bonds	Total						
Annual Installment	Principal Interest ^[a]		Principal Interest ^[b]			Additional			Annual		Annual			
Due 1/31		Filicipai		Interest		Filicipai		interest		nterest	Co	lection Costs	In	stallment ^[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.