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Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000064966

Real Property

ORDINANCE

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STATE OF TEXAS
Collin County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp

CITY OF ROYSE CITY, TEXAS
ORDINANCE NO. 2024-05-1654

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS ACCEPTING AND APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE CREEKSIDE PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMNET AREA #2-B OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Royse City, Texas (the "***City***"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code (the "***PID Act***"), has previously established the "Creekside Public Improvement District" (the "***District***"); and

WHEREAS, the City, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in a newspaper of general circulation in the City and where the proposed improvements were to be undertaken to consider the proposed "***2020 Assessment Roll***" and the "***2020 Service and Assessment Plan***" and the levy of the "***2020 Assessments***" on property in Improvement Area #1 of the District; and

WHEREAS, the City, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed 2020 Assessment Roll and the 2020 Service and Assessment Plan and the levy of 2020 Assessments on property in Improvement Area #1 of the District to the last known address of the owners of the property liable for the 2020 Assessments; and

WHEREAS, the City Council convened the public hearing on October 27, 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 2020 Service and Assessment Plan, the 2020 Assessment Roll, and the 2020 Assessments, and to offer testimony pertinent to any issue presented on the amount of the 2020 Assessments, the allocation of Costs, the purposes of the 2020 Assessments, the special benefits of the 2020 Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the 2020 Assessments; and

WHEREAS, at the October 27, 2020 public hearing referenced above, there were no written objections or evidence submitted to the City Secretary in opposition to the 2020 Service

and Assessment Plan, the allocation of Costs, the 2020 Assessment Roll, or the levy of the 2020 Assessments; and

WHEREAS, the City Council closed the public hearing and, after considering all written and documentary evidence presented at the public hearing, including all written comments and statements filed with the City, at a meeting held on October 27, 2020, approved and accepted the 2020 Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the 2020 Assessment Ordinance, which 2020 Assessment Ordinance approved the 2020 Assessment Roll and levied the 2020 Assessments; and

WHEREAS, the City Council, on July 13, 2021, approved the 2021 Annual Service Plan Update by approving Ordinance No. 21-07-1455, which updated the Improvement Area #1 Assessment Roll for 2021; and

WHEREAS, the City Council, on August 9, 2022, approved the 2022 Annual Service Plan Update by approving Ordinance No. 22-08-1533, which updated the Improvement Area #1 Assessment Roll for 2022; and

WHEREAS, the City Council, on July 25, 2023, approved the 2023 Annual Service Plan Update by approving Ordinance No. 23-07-1581, which updated the Improvement Area #1 Assessment Roll for 2023; and

WHEREAS, on April 23, 2024, the City Council adopted a resolution determining total costs of certain authorized public improvements to be undertaken in Improvement Areas #2-B of the District (the "Improvement Area #2-B Authorized Improvements"), approving a preliminary amended and restated service and assessment plan (the "***2024 Preliminary Service and Assessment Plan***", including proposed updated assessment rolls, and directing the publication and mailing of notice of a public hearing (the "***Assessment Hearing***") to consider an ordinance levying assessments on benefited property within Improvement Area #2-B of the District (the "***Assessments***"); and

WHEREAS, the City Secretary filed the proposed Improvement Area #2-B Assessment Roll (defined below) and made the same available for public inspection; and

WHEREAS, the City, pursuant to Section 372.016(b) of the PID Act, published notice of the Assessment Hearing on May 16, 2024 in the Royse City Herald-Banner, a newspaper of general circulation in the City; and

WHEREAS, the City, pursuant to Section 372.016(c) of the PID Act, mailed notice of the Assessment Hearing to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the Assessment Hearing on May 28, 2024, 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 2024 Preliminary Service and Assessment Plan, the

Assessment Roll, and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of Costs, 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, at the May 28, 2024 public hearing referenced above, there were no written objections or evidence submitted to the City Secretary in opposition to the 2024 Preliminary Service and Assessment Plan, the allocation of costs of the Improvement Area #2-B Authorized Improvements, the updated Assessment Roll, or the levy 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 May 28, 2024, and support the creation of the District and the levy of assessments against the property in accordance with the Creekside Public Improvement District Amended and Restated Service and Assessment Plan, dated May 28, 2024 (the "***Service and Assessment Plan***"), to finance the Authorized Improvements (as defined in the Service and Assessment Plan), including the Improvement Area #2-B Authorized Improvements for the benefit of the property within Improvement Area #2-B of the District; and

WHEREAS, the City Council finds and determines that the Assessment Roll and the Service and Assessment Plan attached as ***Exhibit A*** and incorporated as a part of this Ordinance for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan, including the Assessment Roll attached thereto as Exhibit G-1 (collectively, the "***Assessment Roll***"); and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Authorized Improvements as described in the Service and Assessment Plan, the Assessment Roll, and the levy of the Assessments; and

WHEREAS, at the Assessment Hearing, the Landowners, or their representatives, who are the persons to be assessed pursuant to this Ordinance, appeared in support of the levy of the Assessments against their property located within the District; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act; and

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

Section 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings.

The City Council hereby finds, determines, and ordains, as follows:

(a) The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct and are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section and constitute findings of the City Council acting in its discretionary, legislative capacity;

(b) All actions of the City in connection with the creation and establishment of the District and the approval of this Ordinance: (i) have been taken and performed in compliance with the PID Act and all other applicable laws, policies, and procedures; (ii) have been taken and performed in a regular, proper and valid manners; and (iii) are approved and ratified;

(c) The apportionment of the Actual Costs of the Authorized Improvements, including specifically the Improvement Area #2-B Authorized Improvements, is fair and reasonable, reflects an accurate presentation of the special benefit each assessed Parcel will receive from the construction of the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

(d) The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;

(e) The Service and Assessment Plan apportions the Actual Cost(s) of the Improvement Area #2-B Authorized Improvements to be assessed against the property in Improvement Area #2-B of the District and such apportionment is made on the basis of special benefits accruing to the property because of the Authorized Improvements;

(f) All of the Assessed Property being assessed in the amounts shown on the Improvement Area #2-B Assessment Roll will be benefited by the Improvement Area #2-B Authorized Improvements proposed to be constructed as described in the Service and Assessment Plan, and each assessed Parcel of Assessed Property will receive special benefits equal to or greater than the total amount assessed for the Improvement Area #2-B Authorized Improvements;

(g) The method of apportionment of the Actual Costs of the Improvement Area #2-B Authorized Improvements and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Improvement Area #2-B Authorized Improvements and Annual Collection Costs on property similarly

benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(h) The Service and Assessment Plan has been prepared on behalf of, presented to, and reviewed by the City Council and should be approved as the service plan and assessment plan for the District for all purposes as described in Sections 372.013 and 372.014 of the PID Act;

(i) The Improvement Area #2-B Assessment Roll should be approved as the Assessment Roll for Improvement Area #2-B of the District;

(j) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the area within the District; and

(k) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan for the District. The Service and Assessment Plan shall be updated by the City Council no less frequently than annually as required by the PID Act and more frequently as may be required by the Service and Assessment Plan or as deemed necessary by the City.

Section 4. Assessment Roll.

The Improvement Area #2-B Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Assessment Roll of Improvement Area #2-B of the District for all purposes.

Section 5. Levy and Payment of Assessments for Costs of the Authorized Improvements.

(a) The City Council hereby levies the Assessments on each Parcel of property (excluding Non-Benefitted Property) located within Improvement Area #2-B of the

District, as shown and described in the Service and Assessment Plan and the Improvement Area #2-B Assessment Roll, in the respective amounts shown in the Service and Assessment Plan as a special assessment as set forth in the Improvement Area #2-B Assessment Roll.

(b) The levy of the Assessments shall be effective on the date of execution of this Ordinance levying Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Assessment may be prepaid in whole or in part at any time without penalty or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Annual Collection Costs for Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 6. Method of Assessment.

The method of apportioning the Actual Costs of the Improvement Area #2-B Authorized Improvements and Annual Collection Costs are set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Assessments.

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 8. Prepayments of Assessments.

As provided in the Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance.

Section 9. Lien Priority.

The City Council and the Landowners intend for the obligations, covenants and burdens on the Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the assessed parties, as the owners of Assessed Property, and their respective

transferees, legal representatives, heirs, devisees, successors and assigns, regardless of whether such owners are named, in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. Applicability of Tax Code.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code, as amended, shall be applicable to the imposition and collection of Assessments by the City.

Section 11. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and/or the Assessment Roll, to be recorded in the real property records of Collin County, Texas on or before June 4, 2024. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council.

Section 12. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 13. Effective Date.

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution hereof.

(*Execution page follows.*)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS, THIS 28th DAY OF MAY, 2024.

ATTEST:

Clay Ellis, Mayor
City of Royse City, Texas

Deborah Sorensen, City Secretary
City of Royse City, Texas

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 28th day of May, 2024 by Clay Ellis, the Mayor, and Deborah Sorensen, the City Secretary, of the City of Royse City, Texas on behalf of said City.

Notary Public, State of Texas

(SEAL)

Lisa Morton
My Commission Expires
4/18/2027
Notary ID131980007

EXHIBIT A

Service and Assessment Plan

Creekside
Public Improvement District

AMENDED & RESTATED SERVICE AND ASSESSMENT PLAN

MAY 28, 2024

P3 WORKS

AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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INTRODUCTION

Capitalized terms used in this 2024 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2024 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," an "Exhibit," or an "Appendix" shall be a reference to a Section of this 2024 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes.

On June 23, 2020, the City Council passed and approved Resolution No. 20-06-142R authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 287.28 acres located within the corporate limits of the City as described by the legal description on **Exhibit K-1** and depicted on **Exhibit A-1**.

On October 27, 2020, the City Council approved the 2020 Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within Improvement Area #1 of the District by approving the 2020 Assessment Ordinance. The 2020 Service and Assessment Plan identified the Authorized Improvements to be provided by 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. The City also adopted an Assessment Roll for Improvement Area #1 identifying the Assessment on each Lot within Improvement Area #1 of the District, based on the method of assessment identified in the 2020 Service and Assessment Plan.

On July 13, 2021, the City Council approved the 2021 Annual Service Plan Update by approving Ordinance No.21-07-1455. The 2021 Annual Service Plan Update updated the Assessment Roll for 2021.

On August 9, 2022, the City Council approved the 2022 Annual Service Plan Update by approving Ordinance No. 22-08-1533. The 2022 Annual Service Plan Update updated the Assessment Roll for 2022.

On July 25, 2023, the City Council approved the 2023 Annual Service Plan Update by approving Ordinance No. 23-07-1581. The 2023 Annual Service Plan Update updated the Assessment Roll for 2023.

This 2024 Amended and Restated Service and Assessment Plan serves to amend and restate the 2020 Service and Assessment Plan, including the 2021 Annual Service Plan Update, the 2022 Annual Service Plan Update, and the 2023 Annual Service Plan Update, in its entirety for the purposes of (1) dividing a portion of the Remainder Area into Improvement Area #2-A and Improvement Area #2-B; (2) levying the Improvement Area #2-B Assessment, (2) issuing the Improvement Area #2-B Bonds, and (4) updating the Assessment Rolls.

The PID Act requires a service plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice form is attached as **Appendix B.**

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1.** The Improvement Area #2-B Assessment Roll is included as **Exhibit G-1.**

SECTION I: DEFINITIONS

"2020 Assessment Ordinance" means Ordinance No. 20-10-1418 which was passed and adopted by the City Council on October 27, 2020, and levied the Improvement Area #1 Assessments.

"2020 Service and Assessment Plan" means the Service and Assessment plan approved by the City Council on October 27, 2020, by the 2020 Assessment Ordinance.

"2024 Assessment Ordinance" means Ordinance No. 24-05-1654 which was passed and adopted by the City Council on May 28, 2024, and levied the Improvement Area #2-B Assessment.

"2024 Amended and Restated Service and Assessment Plan" means this Amended and Restated Service and Assessment Plan approved by the City Council on May 28, 2024.

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner (either directly or through affiliates), including : (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, owing to contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental fees and charges and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Owner.

"Additional Interest" means the amount collected by the application of the Additional Interest Rate.

"Additional Interest Rate" means the 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

"Administrator" means the City or independent firm designated by the City who shall have the responsibilities provided in this 2024 Amended and Restated Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2024 Amended and Restated Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City's continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the PID Bonds, if applicable.

"Annual Service Plan Update" means an update to this 2024 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

"Assessment Roll" means any assessment roll for the Assessed Property, including the Improvement Area Assessment Roll #1 and the Improvement Area #2-B Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including in any Annual Service Plan Updates.

"Authorized Improvements" means the improvements authorized by Section 372.003 of the PID Act, and described in **Sections III.A** and **III.B,** as further depicted on **Exhibits H-1** and **H-2**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

"City" means the City of Royse City, Texas.

"City Council" means the governing body of the City.

"County" means Collin County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2024 Amended and Restated Service and Assessment Plan, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"District" means the Creekside Public Improvement District containing approximately 287.28 acres located within the corporate limits of the City, and more specifically described in **Exhibit K-1** and depicted on **Exhibit A-1**.

"Engineer's Report" means the report provided by a licensed professional engineer that describes the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A.**

"Estimated Buildout Value" means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Owner and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E.**

"Improvement Area #1" means approximately 79.68 acres located within the District, more specifically described in **Exhibit K-2** and depicted on **Exhibit A-2**.

"Improvement Area #1 Annual Installment" means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that

includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #1; and (4) Additional Interest related to the Improvement Area #1 Bonds, as shown on **Exhibit F-2**.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against Improvement Area #1 Assessed Property, related to the Improvement Area #1 Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit F-1.**

"Improvement Area #1 Authorized Improvements" means collectively, (1) the Improvement Area #1 Improvements; (2) the first year's Annual Collection Costs related to the Improvement Area #1 Bonds; and (3) Bond Issuance Costs incurred in connection with the issuance of Improvement Area #1 Bonds.

"Improvement Area #1 Bonds" means those certain "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2020 (Creekside Public Improvement District Improvement Area #1 Project)" that are secured by Improvement Area #1 Assessments.

"Improvement Area #1 Improvements" means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.A** and depicted on **Exhibit H-1.**

"Improvement Area #2 Improvements" means the Authorized Improvements which only benefit Improvement Area #2-A and Improvement Area #2-B Assessed Property, as further described in **Section III.B** and depicted on **Exhibit H-2.**

"Improvement Area #2-A" means approximately 46.020 acres located within the District, more specifically described and depicted on **Exhibit A-4.**

"Improvement Area #2-A Apportioned Property" means any Parcel within Improvement Area #2-A against which a portion of the Actual Costs of the Improvement Area #2 Improvements are

apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but not yet levied.

"Improvement Area #2-A Projects" means the pro rata portion of the Improvement Area #2 Improvements allocable to Improvement Area #2-A based on Estimated Buildout Value.

"Improvement Area #2-B" means approximately 53.868 acres located within the District, more specifically described and depicted on **Exhibit A-5**.

"Improvement Area #2-B Annual Installment" means the Annual Installment of the Improvement Area #2-B Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #2-B; and (4) Additional Interest related to the Improvement Area #2-B Bonds, as shown on **Exhibit G-2.**

"Improvement Area #2-B Assessed Property" means any Parcel within Improvement Area #2-B against which an Improvement Area #2-B Assessment is levied.

"Improvement Area #2-B Assessment" means an Assessment levied against Improvement Area #2-B Assessed Property, related to the Improvement Area #2-B Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2-B Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

"Improvement Area #2-B Assessment Roll" means the Assessment Roll for the Improvement Area #2-B Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2-B Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit G-1.**

"Improvement Area #2-B Authorized Improvements" means collectively, (1) Improvement Area #2-B Projects; (2) the first year's Annual Collection Costs related to Improvement Area #2-B; and (3) Bond Issuance Costs incurred in connection with the issuance of Improvement Area #2-B Bonds.

"Improvement Area #2-B Bonds" means those certain "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2024 (Creekside Public Improvement District Improvement Area #2-B Project)" that are secured by Improvement Area #2-B Assessments.

"Improvement Area #2-B Initial Parcel" means all of the Improvement Area #2-B Assessed Property against which the entire Improvement Area #2-B Assessment is levied, as shown on the Improvement Area #2-B Assessment Roll.

"Improvement Area #2-B Projects" means the pro rata portion of the Improvement Area #2 Improvements allocable to Improvement Area #2-B based on Estimated Buildout Value.

"Indenture" means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended from time to time, setting forth the terms and conditions related to a series of PID Bonds.

"Lot" means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by "lot" in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A "Lot" shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Owner/Developer, and confirmed by the City Council, as shown on **Exhibit E.**

"Lot Type 1" means a Lot within Improvement Area #1 designated by the Owner as a 40' Lot, which has been marketed or sold to homebuilders as a 40' Lot. The buyer disclosure for Lots classified as Lot Type 1 is attached hereto as **Appendix B.**

"Lot Type 2" means a Lot within Improvement Area #1 designated by the Owner as a 50' Lot, which has been marketed or sold to homebuilders as a 50' Lot. The buyer disclosure for Lots classified as Lot Type 2 is attached hereto as **Appendix B.**

"Lot Type 2-3" means a Lot within Improvement Area #1 originally designated by the Owner as a 50' Lot, which has since been reclassified and has been marketed or sold to homebuilders as a 60' Lot. As a result of this reclassification, the Owner made a partial prepayment for each Lot classified as a Lot Type 2-3 so that the Assessment for these Lots did not exceed the Maximum Assessment. The buyer disclosure for Lots classified as Lot Type 2-3 is attached hereto as **Appendix B.**

"Lot Type 3" means a Lot within Improvement Area #1 designated by the Owner as a 60' Lot, which has been marketed or sold to homebuilders as a 60' Lot. The buyer disclosure for Lots classified as Lot Type 3 is attached hereto as **Appendix B.**

"Lot Type 4" means a Lot within Improvement Area #2-B designated by the Owner as a 40' Lot, which has been marketed or sold to homebuilders as a 40' Lot. The buyer disclosure for Lots classified as Lot Type 4 is attached hereto as **Appendix B.**

"Lot Type 5" means a Lot within Improvement Area #2-B designated by the Owner as a 50' Lot, which has been marketed or sold to homebuilders as a 50' Lot. The buyer disclosure for Lots classified as Lot Type 5 is attached hereto as **Appendix B.**

"Lot Type 6" means a Lot within Improvement Area #2-B designated by the Owner as a 60' Lot, which has been marketed or sold to homebuilders as a 60' Lot. The buyer disclosure for Lots classified as Lot Type 6 is attached hereto as **Appendix B.**

"Major Improvements" means those improvements that confer special benefit to all the Assessed Property within the District. The costs of the Major Improvements are not to be reimbursed by the Assessments.

"Maximum Assessment" means, for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit** E.

"Non-Assessed Property" means Parcels within the boundaries of the District that accrue special benefit from the Authorized Improvements as determined by the City Council but are not assessed. Non-Assessed Property within the District includes, but is not limited to, Block G, Lot 1 on the Creekside, Phase 1A Final Plat.

"Non-Benefitted Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

"Notice of Assessment Termination" means a document that shall be recorded in the Official Public Records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit I.**

"Owner" or **"Owners"** means HT Hwy 66 Development LP, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

"Parcel" or **"Parcels"** means a specific property within the District identified by either a tax parcel identification number assigned by the Collin Central Appraisal District for real property tax

purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

"Prepayment Costs" means interest, including Additional Interest and Annual Collection Costs, to the date of Prepayment.

"Reimbursement Agreement" means that certain *PID Reimbursement Agreement Creekside Public Improvement District*, effective October 27, 2020, entered into by and between the City and Owner, in which the Owner, either directly or through affiliates, agrees to construct the Authorized Improvements, and to fund certain Actual Costs of the Authorized Improvements, and the City agrees to reimburse the Owner for Actual Costs of the Authorized Improvements paid solely from the revenue collected by the City from Assessments, including Improvement Annual Installments, or any proceeds from PID Bonds deposited into the project fund.

"Remainder Area" means approximately 207.6 acres located within the District and entirely outside of Improvement Area #1. A portion of the Remainder Area has been divided into Improvement Area #2-A and Improvement Area #2-B.

"Service Plan" means the plan described in **Section IV** which covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

"Trustee" means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 287.28 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 1,123 Lots developed with single-family homes.

Improvement Area #1 includes approximately 79.68 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-2** and depicted on **Exhibit A-2**. Improvement Area #1 is fully platted and includes 389 Lots developed with single-family homes (192 single-family homes that are on Lots classified as Lot Type 1, 180 single-family homes that are on Lots classified as Lot Type 2, 4 single-family homes that are on Lots classified as Lot Type 2-3, 12 single-family homes that are on Lots classified as Lot Type 3 and 1 Lot of Non-Assessed Property).

Improvement Area #2-A includes approximately 46.020 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described and depicted on **Exhibit A-4**. Development of Improvement Area #2-A is anticipated to include approximately 140 Lots developed with single-family homes.

Improvement Area #2-B includes approximately 53.868 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described and depicted on **Exhibit A-5**. Development of Improvement Area #2-B is anticipated to include approximately 221 Lots developed with single-family homes (108 single-family homes that are on Lots classified as Lot Type 4, 87 single-family homes that are on Lots classified as Lot Type 5, and 26 single-family homes that are on Lots classified as Lot Type 6).

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B-1**. The apportionment of the Improvement Area #2 Improvements is shown on **Exhibit B-2.** The Major Improvements are not Authorized Improvements, and the costs of the Major Improvements will not be reimbursed through PID Bonds or Assessments.

A. Improvement Area #1 Improvements

- *Onsite Paving*

  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area#1.

- *Onsite Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping (gate vales, air release vales, irrigation meters, automatic flushing valves, fire hydrant assemblies), manholes, service connections, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Onsite Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Onsite Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, (splitter structures and appurtenances, manholes), concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1.

- *Soft Costs*

  Improvements including Improvement Area #1's pro rata share of the costs incurred in the formation, establishment, administration, and operation of the District; costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, inspection, testing, and contingency.

B. Improvement Area #2 Improvements

- *Onsite Paving*

  Improvements including subgrade stabilization (includes lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Improvement Area #2-A and Improvement Area #2-B.

- *Onsite Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping (gate vales, air release vales, irrigation meters, automatic flushing valves, fire hydrant assemblies), manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #2-A and Improvement Area #2-B.

- *Onsite Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #2-A and Improvement Area #2-B.

- *Onsite Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, (splitter structures and appurtenances, manholes), concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots within Improvement Area #2-A and Improvement Area #2-B.

- *Soft Costs*

  Improvements including Improvement Area #2's pro rata share of the costs incurred in the formation, establishment, administration, and operation of the District; costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, inspection, testing, and contingency.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

  Equals the amount required to be deposited for the purpose of paying capitalized interest on a series of PID Bonds under an applicable Indenture in connection with the issuance of such PID Bonds.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds, including underwriter's attorney fees.

- *Cost of Issuance*

  Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney's fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City's costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

D. Other Costs

- *First Year's Annual Collection Costs*

  Equals the amount necessary to fund the first year's Annual Collection Costs for a particular series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the initial Service Plan for the Improvement Area #1 and Improvement Area #2-B. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any

future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B.**

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update. The issuance of PID Bonds reduces the Reimbursement Agreement balance by the amount that is deposited into the project fund of the PID Bonds.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property and the Non-Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2024 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner, developers, and all future owners and developers of the Assessed Property.

- **Assessment Methodology**

Acting in its legislative capacity and based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs related to the Authorized Improvements shall be allocated as follows:

- The costs of the Improvement Area #1 Authorized Improvements shall be allocated to each Parcel in Improvement Area #1 based upon Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property.

- The costs of the Improvement Area #2 Improvements shall be allocated to each Parcel within Improvement Area #2-A and Improvement Area #2-B based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2-A Apportioned Property or Improvement Area #2-B Assessed Property to the Estimated Buildout Value of all Improvement Area #2-A Apportioned Property and Improvement Area #2-B Assessed Property. Currently, Improvement Area #2-A is allocated 38.40% of the Improvement Area #2 Improvements and Improvement Area #2-B is allocated 61.60% of the Improvement Area #2 Improvements. Improvement Area #2-A and Improvement Area #2-B's shares of the Improvement Area #2 Improvements are illustrated in **Exhibit B-2.**

- The costs of the Improvement Area #2-B Authorized Improvements shall be allocated entirely to the Improvement Area #2-B Initial Parcel. Upon subdivision of an Improvement Area #2-B Assessed Property, the Actual Costs of the Improvement Area #2-B Authorized Improvements shall be reallocated based on Estimated Buildout Value as further described in **Section VI**.

B. Assessments

The Improvement Area #1 Assessment was levied on the Improvement Area #1 Assessed Property in the amount shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**.

The Improvement Area #2-B Assessment will be levied on the Improvement Area #2-B Assessed Property in the amount shown on the Improvement Area #2-B Assessment Roll, attached hereto as **Exhibit G-1**. The projected Improvement Area #2-B Annual Installments are shown on **Exhibit G-2**.

The Maximum Assessment for each Lot Type is shown on **Exhibit E**. In no case will the Assessment for Lots classified as Lot Type 1, Lot Type 2, Lot Type 2-3, Lot Type 3, Lot Type 4, Lot Type 5, or Lot Type 6 respectively, exceed the corresponding Maximum Assessment for each Lot classification.

C. Findings of Special Benefit

Acting in its legislative capacity and based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- *Improvement Area #1*
    - The costs of the Improvement Area #1 Authorized Improvements equal $9,122,862 as shown on **Exhibit B-1**;
    - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements;
    - The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equals $7,485,000;
    - The special benefit ($\geq$ $9,122,862) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Authorized Improvements is greater than or equal to the amount of the Improvement Area #1 Assessment ($7,485,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Authorized Improvements; and
    - At the time the City Council approved the 2020 Service and Assessment Plan, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Owner has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2020 Assessment Ordinance; (2) the 2020 Service and Assessment Plan and the 2020 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property.

- *Improvement Area #2-A*
    - The costs of the Improvement Area #2 Improvements allocable to Improvement Area #2-A Apportioned Property equal $5,244,919, as shown on **Exhibit B-1**;
    - Improvement Area #2-A Apportioned Property receives special benefit from the Improvement Area #2-A Projects equal to or greater than the Actual Costs of the Improvement Area #2-A Projects apportioned to the Improvement Area #2-A Apportioned Property;
    - The Improvement Area #2-A Apportioned Property will be apportioned 38.40% of the Improvement Area #2 Improvements, which equals $5,244,919 as shown on **Exhibit B-1,** of which an Assessment for all or a portion of is anticipated to be levied at a later date; and
    - At the time the City Council approved this 2024 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #2-A Apportioned Property. The Owner acknowledged that the Improvement Area #2 Improvements confer a special benefit on the Improvement Area #2-A Apportioned Property and consented to the apportionment of the Improvement Area #2-A Projects in anticipation of a future levy of Assessments by the City Council to pay for all or a portion of the Improvement Area #2-A Projects associated therewith. The Owner confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein; (2) this 2024 Amended and Restated Service and Assessment Plan; and (3) the apportionment of costs on the Improvement Area #2-A Apportioned Property.
- *Improvement Area #2-B*
    - The costs of the Improvement Area #2-B Authorized Improvements equal $9,293,212 as shown on **Exhibit B-1**;
    - The Improvement Area #2-B Assessed Property receives special benefit from the Improvement Area #2-B Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2-B Authorized Improvements;
    - The Improvement Area #2-B Initial Parcel will be allocated 100% of the Improvement Area #2-B Assessment levied for the Improvement Area #2-B Authorized Improvements, which equals $4,324,000 as shown on the Improvement Area #2-B Assessment Roll attached hereto as **Exhibit G-1**;

- The special benefit (≥ $9,293,212) received by the Improvement Area #2-B Initial Parcel from the Improvement Area #2-B Authorized Improvements is equal to or greater than the amount of the Improvement Area #2-B Assessment ($4,324,000) levied on the Improvement Area #2-B Initial Parcel for the Improvement Area #2-B Authorized Improvements; and

- At the time the City Council approved this 2024 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #2-B Initial Parcel. The Owner acknowledged that the Improvement Area #2-B Authorized Improvements confer a special benefit on the Improvement Area #2-B Initial Parcel and consented to the imposition of the Improvement Area #2-B Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2024 Assessment Ordinance; (2) this 2024 Amended and Restated Service and Assessment Plan and the 2024 Assessment Ordinance; and (3) the levying of the Improvement Area #2-B Assessment on the Improvement Area #2-B Initial Parcel.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments securing each respective series of PID Bonds may exceed the interest rate on each respective series of PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Owner, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 2-3, Lot Type 3, Lot Type 4, Lot Type 5, and Lot Type 6 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates but **Exhibit E** may be updated in future Annual Service Plan Updates to account for additional Lot Types. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type
D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property
E= the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Owner, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 2-3, Lot Type 3, Lot Type 4, Lot Type 5, and Lot Type 6 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C.**

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefitted Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit I.**

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

D. Reduction of Assessments

If the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be

reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

If an Assessment on an Assessed Property is prepaid in part with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Improvement Area #1 Annual Installments, and **Exhibit G-2** shows the estimated Improvement Area #2-B Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-

Benefitted Property, as shown by the Collin Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Improvement Area #2-B Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2025.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Remaining Property**"), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this 2024 Amended and Restated Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres constituting the Remaining Property shall be subject to the $100 Assessment (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the $100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment, as applicable, on the Remaining Property by $10, then the owner shall be required

to pay $10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to $90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #2-B Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #2-B Assessment Roll and Improvement Area #2-B Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2024 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such

written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2024 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2024 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2024 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2024 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2024 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2024 Amended and Restated Service and Assessment Plan. Interpretations of this 2024 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure/Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the district. The buyer disclosures are attached hereto as **Appendix B.** Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this 2024 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2024 Amended and Restated Service an

Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2024 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

SECTION IX: ADDITIONAL INFORMATION

PARCEL SUBDIVISION

Improvement Area #1

- The final plat for Creekside, Phase 1A, consisting of 214 residential Lots of Assessed property, 1 residential Lot of Non-Assessed Property, and 5 Non-Benefitted Lots, was filed and recorded with the County on May 10, 2021. 109 units are classified as Lot Type 1 Lots, 100 units are classified as Lot Type 2 Lots, 5 units are classified as Lot Type 3 Lots, 1 unit is Non-Assessed Property, and 5 units are Non-Benefitted Property. The final plat for Creekside Phase 1A is attached hereto as **Exhibit A-3.**
- The final plat for Creekside, Phase 1B, consisting of 174 residential Lots and 4 Non-Benefitted Lots, was filed and recorded with the County on May 4, 2022. 83 units are classified as Lot Type 1, 80 units are classified as Lot type 2, 4 units are classified as Lot Type 2-3, 7 units are classified as Lot Type 3, and 4 units are Non-Benefitted Property. The final plat for Creekside Phase 1B is attached hereto as **Exhibit A-3.**

Improvement Area #2-A and Improvement Area #2-B

No final plats have been approved for Improvement Area #2-A or Improvement Area #2-B. See **Exhibit A-4** for the Preliminary Plat of Improvement Area #2-A and **Exhibit A-5** for the Preliminary Plat of Improvement Area #2-B.

See **Exhibit A-6** for the Lot Type classification map.

LOT AND HOME SALES

Improvement Area #1

Improvement Area #1 consists of 388 Lots of Assessed Property further designated as 192 Lot Type 1 Lots, 180 Lot Type 2 Lots, 4 Lot Type 2-3 Lots, and 12 Lot Type 3 Lots, and 1 residential lot classified as Non-Assessed Property. Per the Quarterly Report dated March 31, 2024, the Owner owns 20 Lots designated as 4 Lot Type 1 Lots, 11 Lot Type 2 Lots, 2 Lot Type 2-3 Lots, and 3 Lot Type 3 Lots; homebuilders own 50 Lots designated as Lot Type 1 Lots, 78 Lot Type 2 Lots, 2 Lot Type 2-3 Lots, 4 Lot Type 3 Lots, and 1 Lot of Non-Assessed Property. Home construction has been completed and end-users own 138 Lots designated as Lot Type 1 Lots, 91 Lot Type 2 Lots, and 5 Lot Type 3 Lots. The estimated date of completion of all homes within Improvement Area #1 is the third quarter of 2025.

Improvement Area #2-A

Improvement Area #2-A contains 140 Lots. As of March 31, 2024, the Owner owns all Lots within Improvement Area #2-A. No homes have begun construction, and no homes have been sold to builders or end-users.

Improvement Area #2-B

Improvement Area #2-B consists of 221 Lots of Assessed Property further designated as 108 Lot Type 4 Lots, 87 Lot Type 5 Lots and 26 Lot Type 6 Lots. As of March 31, 2024, the Owner owns all Lots within Improvement Area #2-B. No homes have begun construction, and no homes have been sold to builders or end-users.

See **Appendix B** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Authorized Improvements listed in this 2024 Amended and Restated Service and Assessment Plan for Improvement Area #1 were completed and accepted by the City in April 2021.

Improvement Area #2-A and Improvement Area #2-B

The Improvement Area #2 Improvements are under construction. See **Exhibit B-1** for the budget for the Improvement Area #2 Improvements.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of $6,985,000.00.

Improvement Area #2-A

Improvement Area #2-A has not yet been assessed.

Improvement Area #2-B

Improvement Area #2-B will have an outstanding Assessment of $4,324,000.00.

ANNUAL INSTALLMENT DUE 1/31/2025

Improvement Area #1

- ***Principal and Interest***[1] – The total principal and interest required for the Annual Installment is $437,906.26.

- ***Additional Interest*** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to $411,675.00 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 $34,925.00.

- ***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 $41,551.24.

Improvement Area #1		
Due January 31, 2025		
Principal	$	165,000.00
Interest	$	272,906.26
	$	437,906.26
Additional Interest	$	34,925.00
Annual Collection Costs	$	41,551.24
Total Annual Installment	**$**	**514,382.50**

[1] The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

Improvement Area #2-B

- ***Principal and Interest***[2] – The total principal and interest required for the Annual Installment is $308,347.50.

- ***Additional Interest*** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to $237,820.00 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 $21,620.00.

- ***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 $40,800.00.

Improvement Area #2-B		
Due January 31, 2025		
Principal	$	65,000.00
Interest	$	243,347.50
	$	308,347.50
Additional Interest	$	21,620.00
Annual Collection Costs	$	40,800.00
Total Annual Installment	**$**	**370,767.50**

See below for a table depicting the calculation of Annual Collection Costs for the Annual Installment due 1/31/2025.

[2] The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

	Improvement Area #1	Improvement Area #2-B
Annual Collection Costs		
P3Works Administration	$ 31,836.24	$ -
City Auditor	2,500.00	-
Filing Fees	1,000.00	-
County Collection	715.00	-
Misc.	1,000.00	-
PID Trustee Fees	3,000.00	-
Dissemination Agent	500.00	-
Dev/Issuer CDA Review	1,000.00	-
Initial Annual Collection Costs	-	40,800.00
Total	**$ 41,551.24**	**$ 40,800.00**

See **Exhibit J-1** for the projected debt service schedule for the Improvement Area #1 Bonds as provided by Specialized Public Finance following the May 15, 2024 redemption of the Improvement Area #1 Bonds, and see **Exhibit J-2** for the debt service schedule for the Improvement Area #2-B Bonds as shown in the limited offering memorandum for such PID Bonds.

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.

Improvement Area #1			
Property ID	Property Address	Lot Type	Date of Prepayment
2836268	2425 Spring Side Dr	Lot Type 2	12/12/2022

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

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

Improvement Area #1				
Property ID	Property Address	Lot Type	Amount of Prepayment	Date of Prepayment
2855064	2704 GREEN RIVER RD	Lot Type 2-3	$ 2,091.07	3/15/2024
2855095	2701 CAROLINE ST	Lot Type 2-3	$ 2,091.07	3/15/2024
2855165	2801 KING WILLIAM ST	Lot Type 2-3	$ 2,091.07	3/15/2024
2855171	2817 TROON ST	Lot Type 2-3	$ 2,091.07	3/15/2024

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

On May 15, 2024, $30,000 of the Improvement Area #1 Bonds were redeemed in an extraordinary optional redemption.

EXHIBITS

The following Exhibits are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Area #1
Exhibit A-3	Final Plats for Improvement Area #1
Exhibit A-4	Preliminary Plat of Improvement Area #2-A
Exhibit A-5	Preliminary Plat of Improvement Area #2-B
Exhibit A-6	Lot Type Classification Maps
Exhibit B-1	Project Costs
Exhibit B-2	Apportionment of Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Improvement Area #2-B Assessment Roll
Exhibit G-2	Improvement Area #2-B Annual Installments
Exhibit H-1	Maps of Improvement Area #1 Improvements
Exhibit H-2	Maps of Improvement Area #2 Improvements
Exhibit I	Form of Notice of Assessment Termination
Exhibit J-1	Debt Service Schedules for Improvement Area #1 Bonds
Exhibit J-2	Debt Service Schedules for Improvement Area #2-B Bonds
Exhibit K-1	District Legal Description
Exhibit K-2	Improvement Area #1 Legal Description

APPENDICES

The following Appendices are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

Appendix A	Engineer's Report
Appendix B	Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

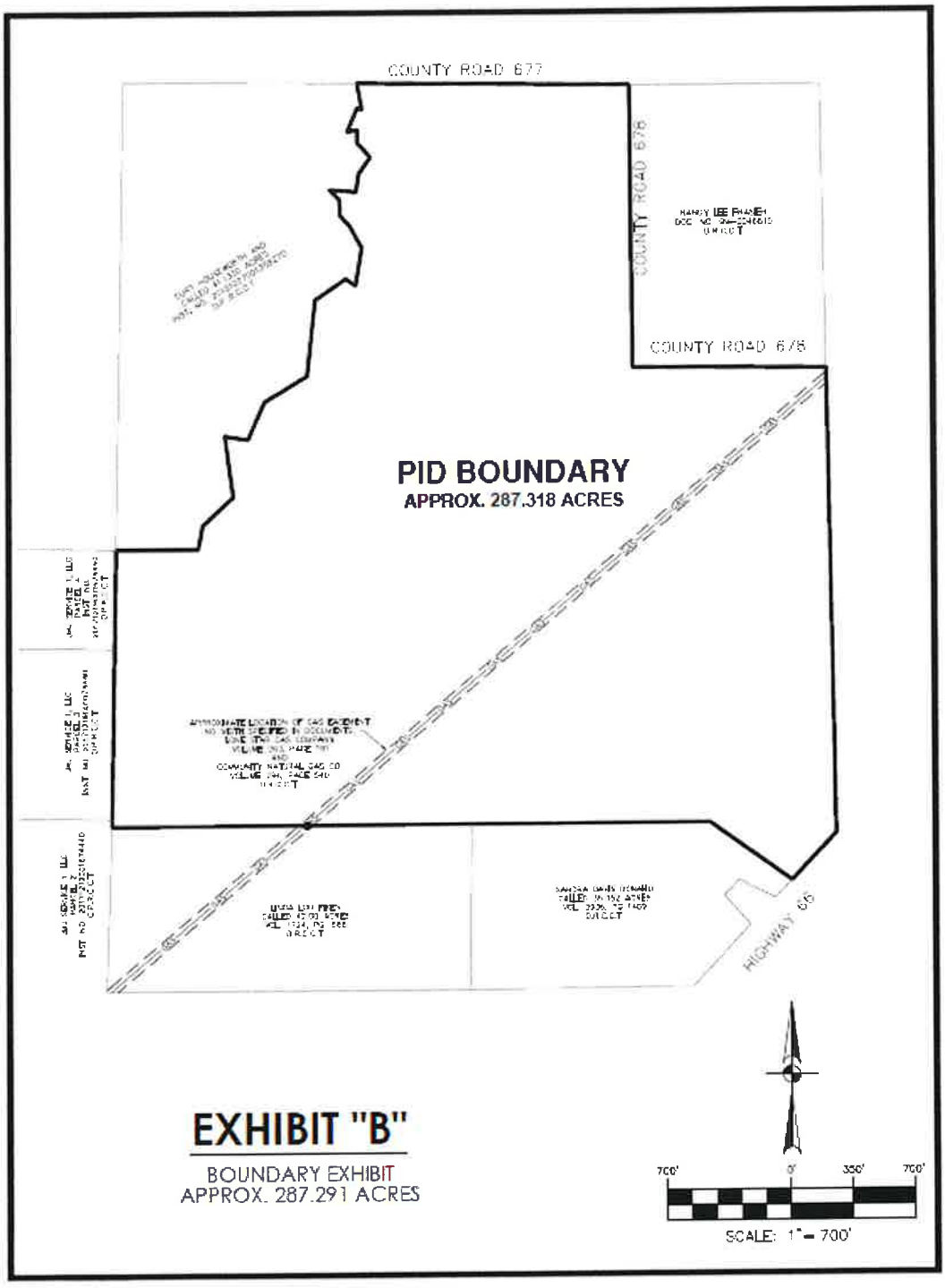
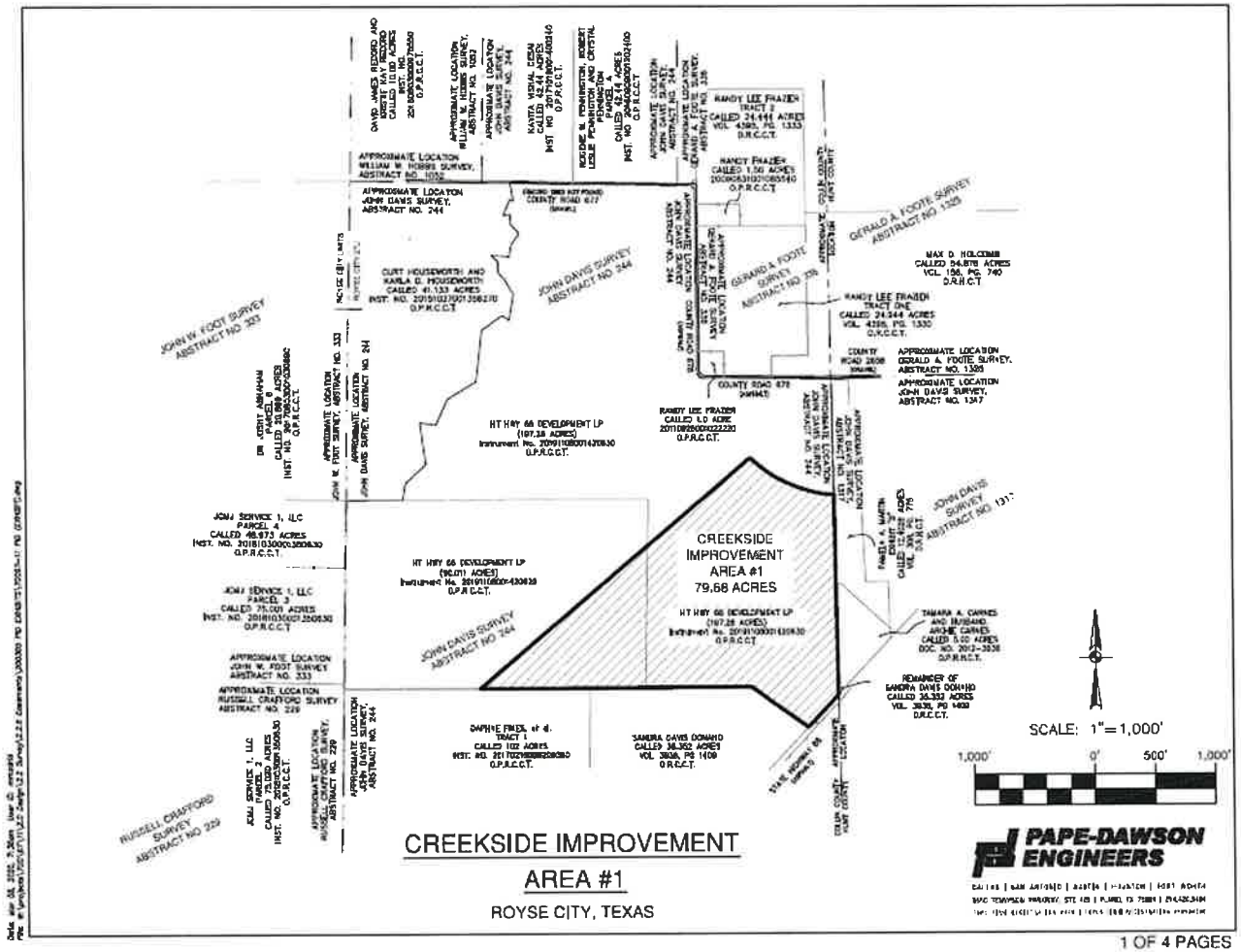


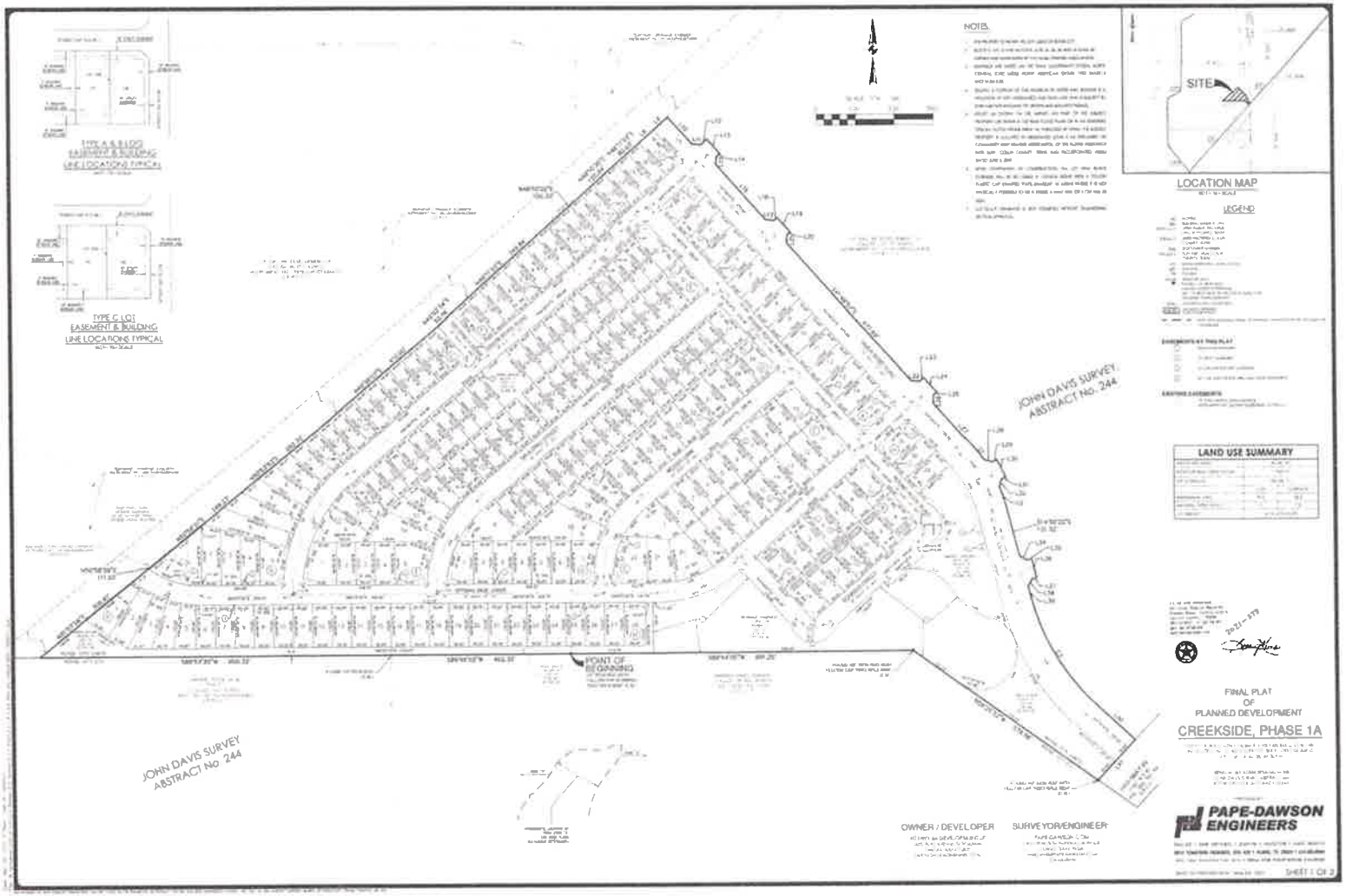
EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1

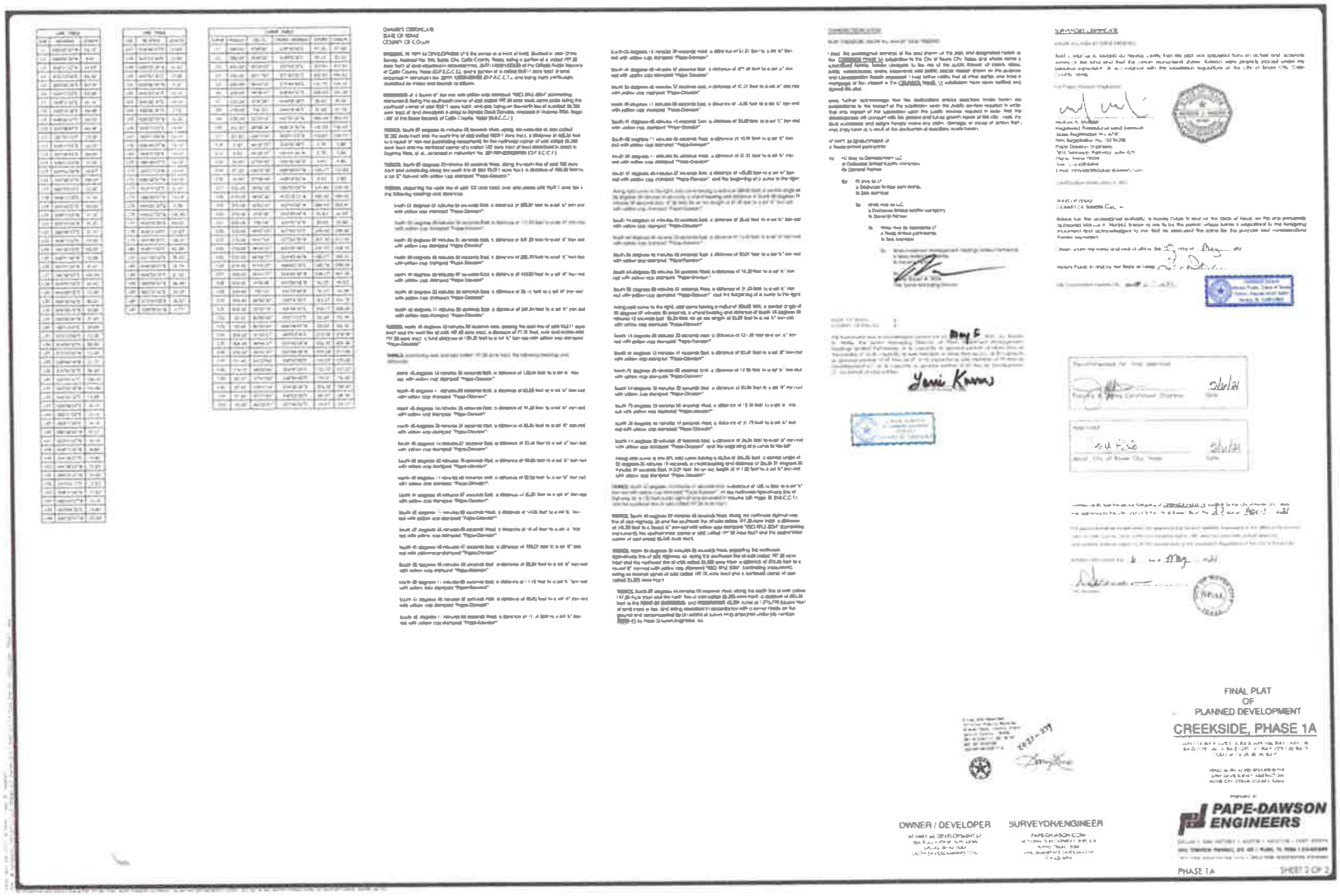


1 OF 4 PAGES

EXHIBIT A-3 – FINAL PLATS FOR IMPROVEMENT AREA #1

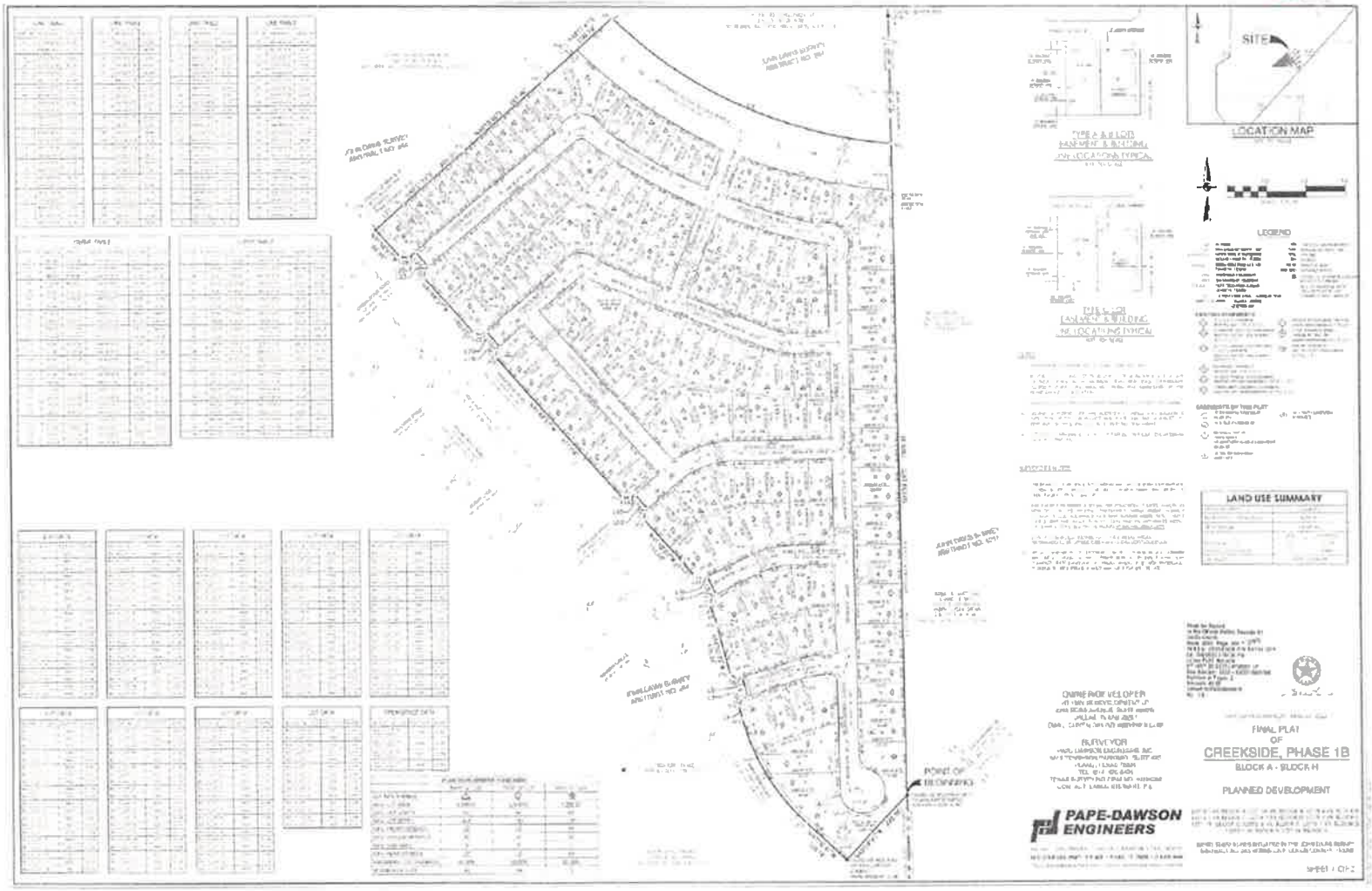
[See Final Plat of Creekside, Phase 1A recorded in the Real Property Records of Collin County as instrument No. 20210510010001710.]


NOTES
SITE
LOCATION MAP
LEGEND
LAND USE SUMMARY
JOHN DAVIS SURVEY
ABSTRACT No. 244
JOHN DAVIS SURVEY
ABSTRACT No. 244
POINT OF BEGINNING
OWNER / DEVELOPER
SURVEYOR/ENGINEER
FINAL PLAT
OF
PLANNED DEVELOPMENT
CREEKSIDE, PHASE 1A
PAPE-DAWSON ENGINEERS


FINAL PLAT
OF
PLANNED DEVELOPMENT
CREEKSIDE, PHASE 1A
OWNER / DEVELOPER
SURVEYOR/ENGINEER
PAPE-DAWSON ENGINEERS
PHASE 1A
SHEET 2 OF 2

[See Final Plat of Creekside, Phase 1B recorded in the Real Property Records of Collin County as instrument No. 2022010000184.]

COPY


SITE
LOCATION MAP
LEGEND
LAND USE SUMMARY
OWNER/DEVELOPER
SURVEYOR
PAPE-DAWSON ENGINEERS
FINAL PLAT
OF
CREEKSIDE, PHASE 1B
BLOCK A - BLOCK H
PLANNED DEVELOPMENT


COPY
FINAL PLAT
OF
CREEKSIDE, PHASE 1B
BLOCK A - BLOCK H
PLANNED DEVELOPMENT
PAPE-DAWSON
ENGINEERS
SHEET 2 OF

EXHIBIT A-4 – PRELIMINARY PLAT OF IMPROVEMENT AREA #2-A

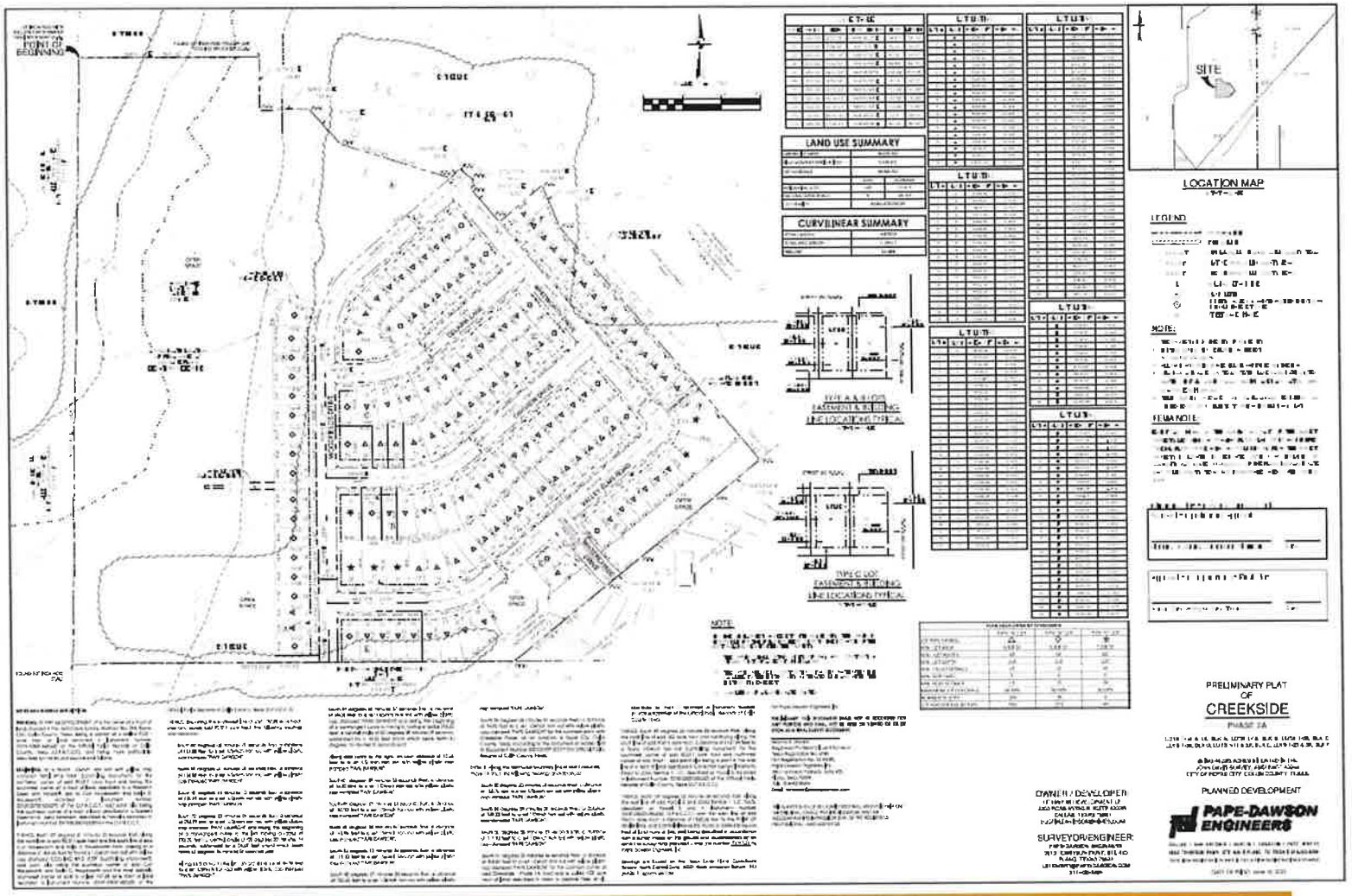
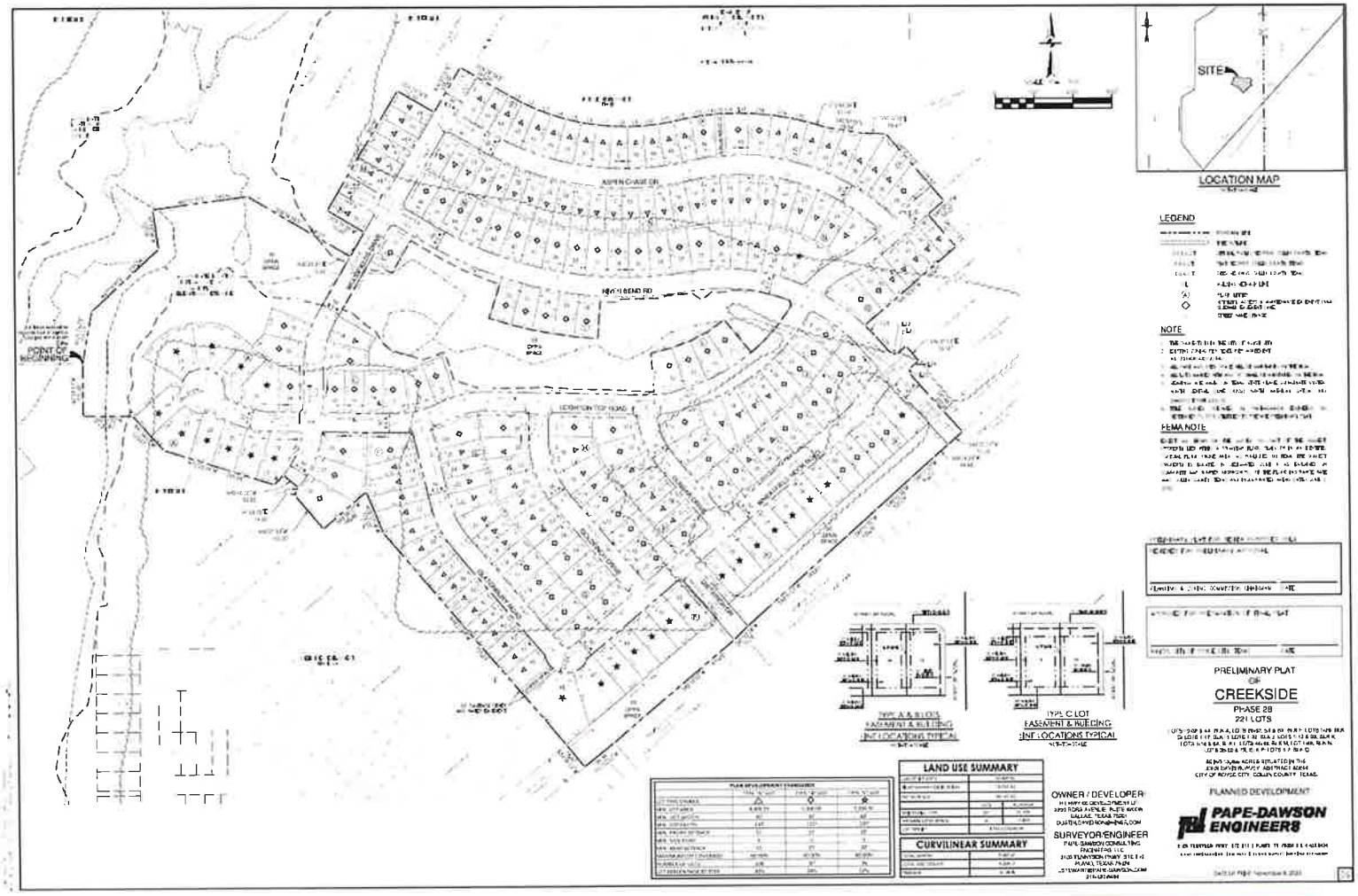


EXHIBIT A-5 – PRELIMINARY PLAT OF IMPROVEMENT AREA #2-B



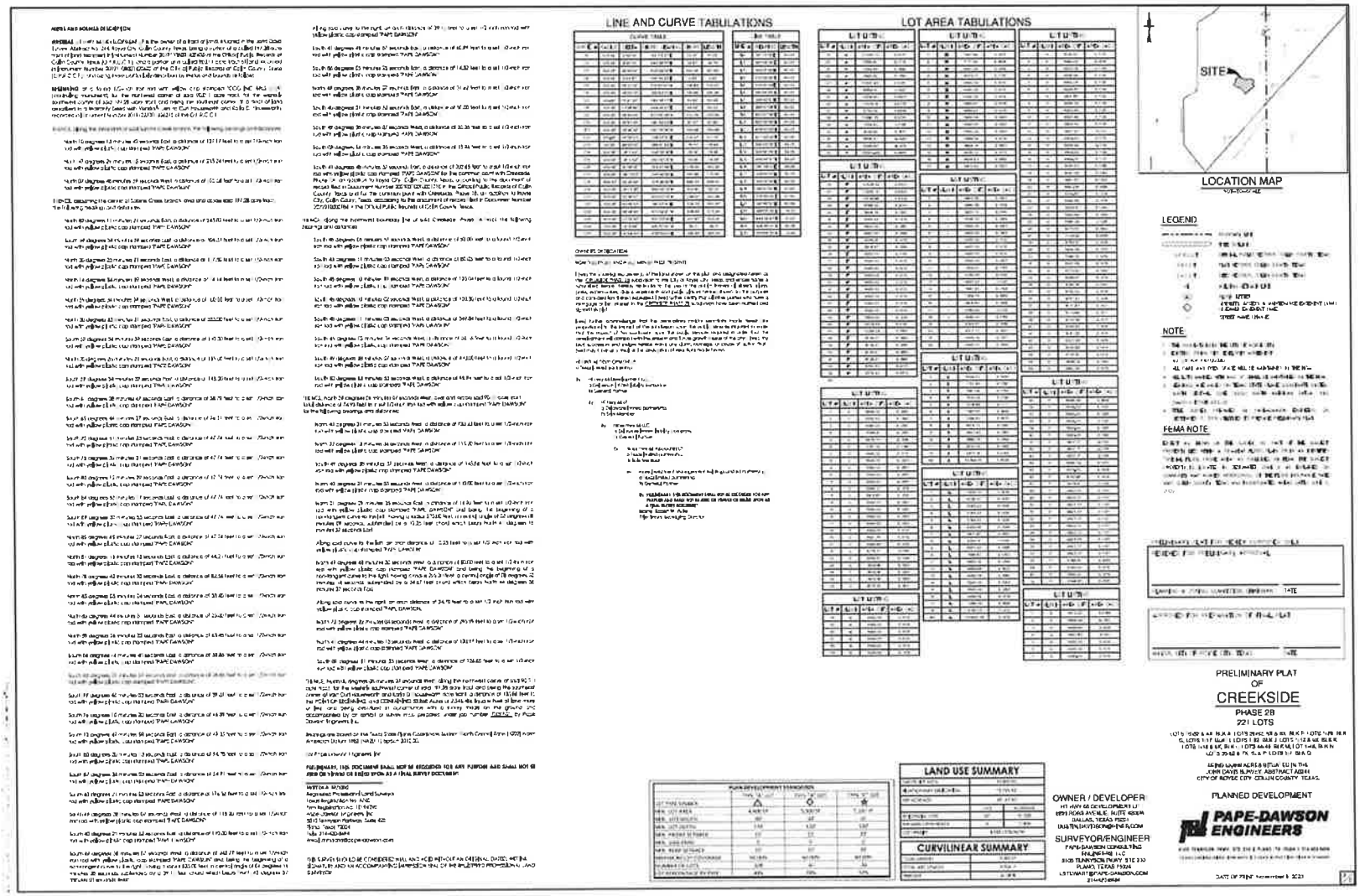
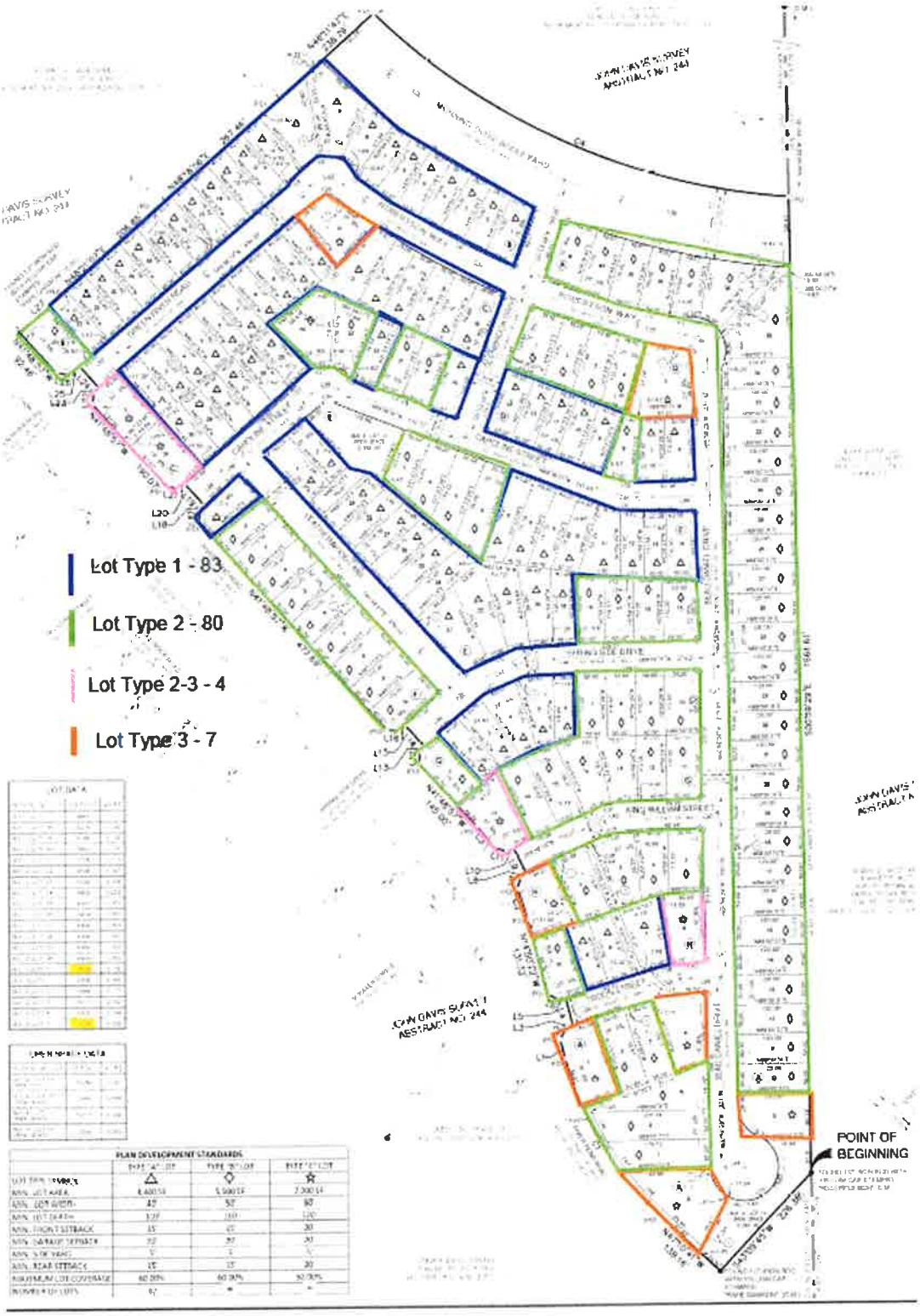

LINE AND CURVE TABULATIONS
LOT AREA TABULATIONS
SITE
LOCATION MAP
LEGEND
NOTE
FEMA NOTE
PRELIMINARY PLAT
OF
CREEKSIDE
PHASE 2B
221 LOTS
LAND USE SUMMARY
CURVILINEAR SUMMARY
OWNER / DEVELOPER
SURVEYOR/ENGINEER
PAPE-DAWSON ENGINEERS
PLANNED DEVELOPMENT

EXHIBIT A-6 – LOT TYPE CLASSIFICATION MAPS




Lot Type 1 - 83
Lot Type 2 - 80
Lot Type 2-3 - 4
Lot Type 3 - 7
POINT OF BEGINNING

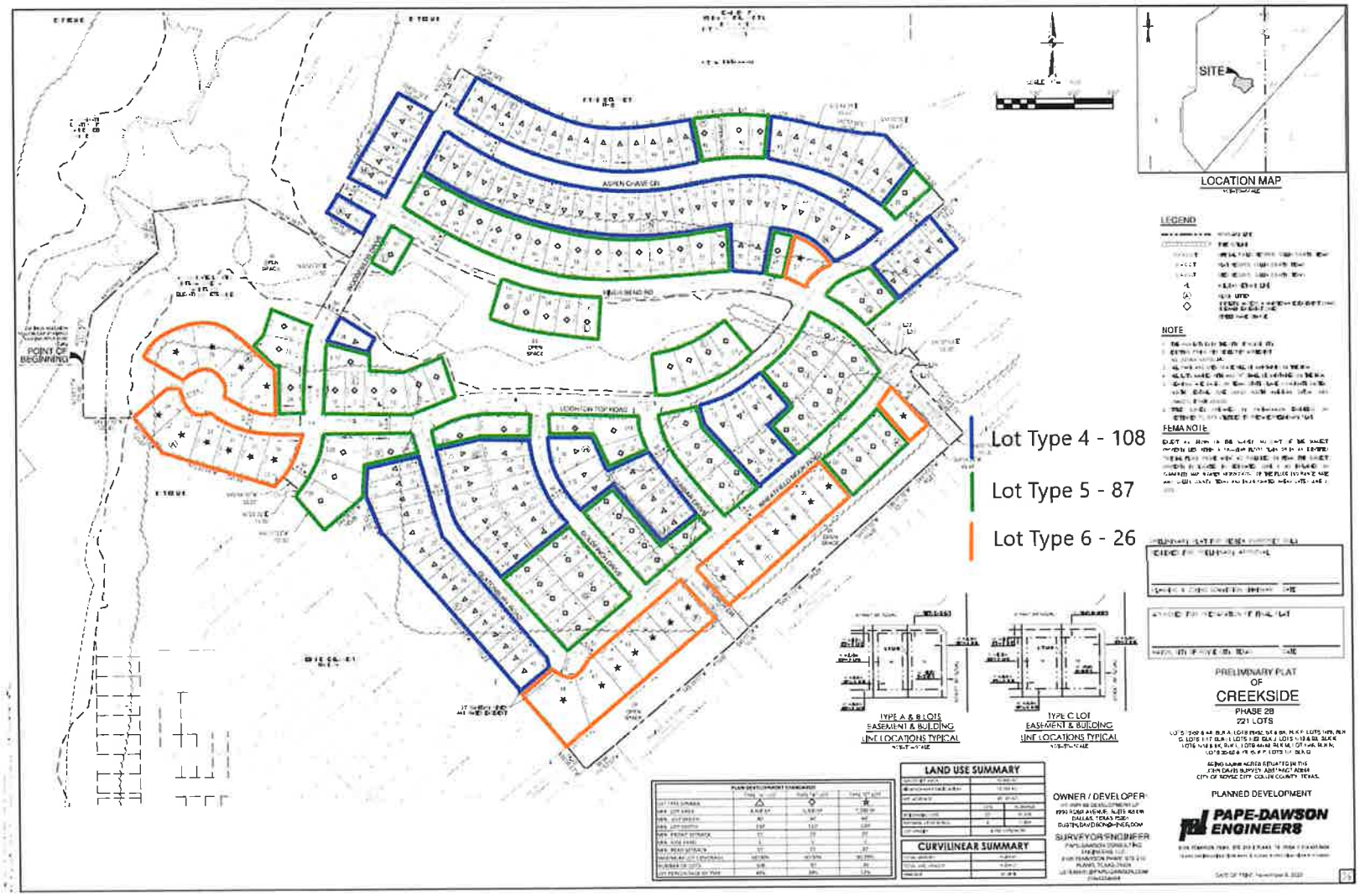

SITE
LOCATION MAP
LEGEND
NOTE
FEMA NOTE
Lot Type 4 - 108
Lot Type 5 - 87
Lot Type 6 - 26
TYPE A & B LOTS
EASEMENT & BUILDING
LINE LOCATIONS TYPICAL
TYPE C LOT
EASEMENT & BUILDING
LINE LOCATIONS TYPICAL
LAND USE SUMMARY
CURVILINEAR SUMMARY
OWNER / DEVELOPER
SURVEYOR/ENGINEER
PRELIMINARY PLAT
OF
CREEKSIDE
PHASE 2B
221 LOTS
PLANNED DEVELOPMENT
PAPE-DAWSON ENGINEERS

EXHIBIT B-1 – PROJECT COSTS

	Original SAP[a]	A&R SAP[b]	Owner Contribution[c]	Improvement Area #1 %	Improvement Area #1 Cost	Improvement Area #2-A %	Improvement Area #2-A Cost	Improvement Area #2-B %	Improvement Area #2-B Cost
Major Improvements[d]									
Onsite Earthwork	$ 2,504,955	$ -	$ 2,504,955	0.00%	$ -	0.00%	$ -	0.00%	$ -
Major Water Improvements	778,239	-	778,239	0.00%	-	0.00%	-	0.00%	-
Major Sewer Improvements	202,440	3,630,439	3,832,879	0.00%	-	0.00%	-	0.00%	-
Avenue Paving Improvements	215,715	-	215,715	0.00%	-	0.00%	-	0.00%	-
Avenue Waterline Improvements	52,150	-	52,150	0.00%	-	0.00%	-	0.00%	-
Avenue Drainage Improvements	60,360	-	60,360	0.00%	-	0.00%	-	0.00%	-
Miscellaneous	925,002	-	925,002	0.00%	-	0.00%	-	0.00%	-
Soft Costs[e]	1,089,938	1,112,261	2,202,199	0.00%	-	0.00%	-	0.00%	-
Avenue C Paving Improvements	-	697,582	697,582	0.00%	-	0.00%	-	0.00%	-
Avenue C Water Improvements	-	261,382	261,382	0.00%	-	0.00%	-	0.00%	-
Avenue C Drainage Improvements	-	246,516	246,516	0.00%	-	0.00%	-	0.00%	-
	$ 5,828,799	$ 5,948,180	$ 11,776,979		$ -		$ -		$ -
Improvement Area #1 Improvements									
Onsite Pavement	$ 2,929,419	$ -	$ -	100.00%	$ 2,929,419	0.00%	$ -	0.00%	$ -
Onsite Water	1,138,552	-	-	100.00%	1,138,552	0.00%	-	0.00%	-
Onsite Sanitary Sewer	1,342,527	-	-	100.00%	1,342,527	0.00%	-	0.00%	-
Onsite Drainage	1,074,747	-	-	100.00%	1,074,747	0.00%	-	0.00%	-
Soft Costs[e]	1,491,606	-	-	100.00%	1,491,606	0.00%	-	0.00%	-
	$ 7,976,851	$ -	$ -		$ 7,976,851		$ -		$ -
Improvement Area #2 Improvements[f]									
Onsite Paving	$ -	$ 4,543,708	$ -	0.00%	$ -	38.40%	$ 1,744,597	61.60%	$ 2,799,111
Onsite Water	-	1,619,657	-	0.00%	-	38.40%	621,882	61.60%	997,775
Onsite Sanitary Sewer	-	2,197,504	-	0.00%	-	38.40%	843,751	61.60%	1,353,753
Onsite Drainage	-	2,744,908	-	0.00%	-	38.40%	1,053,932	61.60%	1,690,976
Soft Costs[e]	-	2,554,329	-	0.00%	-	38.40%	980,757	61.60%	1,573,572
	$ -	$ 13,660,106	$ -		$ -		$ 5,244,919		$ 8,415,187
Improvement Area #2 Private Improvements[g]									
Onsite Earthwork	$ -	$ 2,643,099	$ 2,643,099	0.00%	$ -	0.00%	$ -	0.00%	$ -
Miscellaneous[h]	-	902,085	902,085	0.00%	-	0.00%	-	0.00%	-
Soft Costs[e]	-	815,392	815,392	0.00%	-	0.00%	-	0.00%	-
	$ -	$ 4,360,576	$ 4,360,576		$ -		$ -		$ -
Bond Issuance Costs - 2020 Bonds									
Debt Service Reserve Fund	$ 445,738	$ -	$ -		$ 445,738		$ -		$ -
Capitalized Interest	99,473	-	-		99,473		-		-
Underwriter's Discount	224,550	-	-		224,550		-		-
Cost of Issuance	366,250	-	-		366,250		-		-
	$ 1,136,011	$ -	$ -		$ 1,136,011		$ -		$ -
Other Costs - 2020 Bonds									
First Year's Annual Collection Costs	$ 10,000	$ -	$ -		$ 10,000		$ -		$ -
	$ 10,000	$ -	$ -		$ 10,000		$ -		$ -
Bond Issuance Costs - 2024 Bonds									
Debt Service Reserve Fund	$ -	$ 308,348	$ -		$ -		$ -		$ 308,348
Capitalized Interest	-	57,457	-		-		-		57,457
Underwriter's Discount	-	129,720	-		-		-		129,720
Cost of Issuance	-	342,500	-		-		-		342,500
	$ -	$ 838,025	$ -		$ -		$ -		$ 838,025
Other Costs - 2024 Bonds									
First Year's Annual Collection Costs	$ -	$ 40,000	$ -		$ -		$ -		$ 40,000
	$ -	$ 40,000	$ -		$ -		$ -		$ 40,000
Total	**$ 14,951,661**	**$ 24,846,887**	**$ 16,137,556**		**$ 9,122,862**		**$ 5,244,919**		**$ 9,293,212**

Footnotes:

[a] Per 2020 Service and Assessment Plan.

[b] Per Engineer's Report Creekside Development, dated February 2, 2024.

[c] Not reimbursable through Assessments.

[d] Major Improvements are necessary for finished Lots, but are to be covered by Owner contribution, and not reimbursed by the City.

[e] Soft Costs include 10% contingency, 10% engineering and survey, 2% inspection and testing, and 1% mobilization.

[f] Improvement Area #2 Improvements are allocated between Improvement Area #2-A and Improvement Area #2-B pro rata based on Estimated Buildout Value.

[g] Improvement Area #2 Private Improvements include improvements necessary to complete construction of Improvement Area #2 that are not eligible for reimbursement including individual lot grading, retaining walls, ornamental fence, watering for vegetated areas, electric service installation, gas service installation, and performance & payment bonds, and associated soft costs.

[h] Miscellaneous costs include retaining walls, ornamental fence, watering for vegetated areas, electric service installation, gas service installation, and performance & payment bonds.

EXHIBIT B-2 – APPORTIONMENT OF COSTS

Improvement Area	Units	Estimated Buildout Value	Improvement Area #2 Improvements		Total Apportionment for Future Funding [b]
			% [a]	Cost	
Improvement Area #2-A	140	$ 54,757,712.60	38.40%	$ 5,244,918.64	$ 5,244,918.64
Improvement Area #2-B	221	$ 87,855,775.60	61.60%	$ 8,415,187.07	
Total	**361**	**$ 142,613,488.20**		**$ 13,660,105.71**	

Footnotes:

[a] The costs of the Improvement Area #2 Improvements are apportioned pro rata based on Estimated Buildout Value between Improvement Area #2-A and Improvement Area #2-B.

[b] Reimbursable in part or in full from future Assessments levied on Improvement Area #2-A.

EXHIBIT C – SERVICE PLAN

Improvement Area #1						
Annual Installment Due		**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**
Principal		$ 165,000.00	$ 170,000.00	$ 175,000.00	$ 180,000.00	$ 185,000.00
Interest		$ 272,906.26	$ 268,575.00	$ 262,837.50	$ 256,931.26	$ 250,856.26
	(1)	$ 437,906.26	$ 438,575.00	$ 437,837.50	$ 436,931.26	$ 435,856.26
Additional Interest	(2)	$ 34,925.00	$ 34,100.00	$ 33,250.00	$ 32,375.00	$ 31,475.00
Annual Collection Costs	(3)	$ 41,551.24	$ 42,382.26	$ 43,229.91	$ 44,094.51	$ 44,976.40
Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ 514,382.50**	**$ 515,057.26**	**$ 514,317.41**	**$ 513,400.77**	**$ 512,307.66**

Improvement Area #2-B						
Annual Installment Due		**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**
Principal		$ 65,000.00	$ 68,000.00	$ 71,000.00	$ 74,000.00	$ 78,000.00
Interest		$ 243,347.50	$ 239,772.50	$ 236,032.50	$ 232,127.50	$ 228,057.50
	(1)	$ 308,347.50	$ 307,772.50	$ 307,032.50	$ 306,127.50	$ 306,057.50
Additional Interest	(2)	$ 21,620.00	$ 21,295.00	$ 20,955.00	$ 20,600.00	$ 20,230.00
Annual Collection Costs	(3)	$ 40,800.00	$ 41,616.00	$ 42,448.32	$ 43,297.29	$ 44,163.23
Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ 370,767.50**	**$ 370,683.50**	**$ 370,435.82**	**$ 370,024.79**	**$ 370,450.73**

EXHIBIT D – SOURCES AND USES OF FUNDS

	Private	Improvement Area #1	Improvement Area #2-A	Improvement Area #2-B	Total
Sources of Funds					
Improvement Area #1 Bond Par[a]	$ -	$ 7,485,000	$ -	$ -	$ 7,485,000
Improvement Area #2-B Bond Par	-	-	-	4,324,000	4,324,000
Owner Contribution - Major Improvements[b]	11,776,979	-	-	-	11,776,979
Owner Contribution - Improvement Area #1 Authorized Improvements[b]	-	1,637,862	-	-	1,637,862
Owner Contribution - Improvement Area #2-B Authorized Improvements[b]	-	-	-	4,969,212	4,969,212
Owner Contribution - Improvement Area #2 Private[b]	4,360,576	-	-	-	4,360,576
Improvement Area #2-A Apportionment of Costs[c]	-	-	5,244,919	-	5,244,919
Total Sources	**$ 16,137,556**	**$ 9,122,862**	**$ 5,244,919**	**$ 9,293,212**	**$ 34,553,629**
Uses of Funds					
Major Improvements	$ 11,776,979	$ -	$ -	$ -	$ 11,776,979
Improvement Area #1 Improvements	-	7,976,851	-	-	7,976,851
Improvement Area #2 Improvements	-	-	5,244,919	8,415,187	13,660,106
Improvement Area #2 Private Improvements	4,360,576	-	-	-	4,360,576
	$ 16,137,556	$ 7,976,851	$ 5,244,919	$ 8,415,187	$ 37,774,512
Bond Issuance Costs - 2020 Bonds					
Debt Service Reserve Fund	$ -	$ 445,738	$ -	$ -	$ 445,738
Capitalized Interest	-	99,473	-	-	99,473
Underwriter's Discount	-	224,550	-	-	224,550
Cost of Issuance	-	366,250	-	-	366,250
	$ -	$ 1,136,011	$ -	$ -	$ 1,136,011
Other Costs - 2020 Bonds					
First Year's Annual Collection Costs	$ -	$ 10,000	$ -	$ -	$ 10,000
	$ -	$ 10,000	$ -		$ 10,000
Bond Issuance Costs - 2024 Bonds					
Debt Service Reserve Fund	$ -	$ -	$ -	$ 308,348	$ 308,348
Capitalized Interest	-	-	-	57,457	57,457
Underwriter's Discount	-	-	-	129,720	129,720
Cost of Issuance	-	-	-	342,500	342,500
	$ -	$ -	$ -	$ 838,025	$ 838,025
Other Costs - 2024 Bonds					
First Year's Annual Collection Costs	$ -	$ -	$ -	$ 40,000	$ 40,000
	$ -	$ -	$ -	$ 40,000	$ 40,000
Total Uses	**$ 16,137,556**	**$ 9,122,862**	**$ 5,244,919**	**$ 9,293,212**	**$ 39,798,548**

Footnotes:

[a] Outstanding Improvement Area #1 Assessment after principal payment due 3/31/2024 is paid using Annual Installment due 1/31/2024 is $6,985,000.

[b] Non-reimbursable to the Owner by the City.

[c] Assessments are expected to be levied for the Apportioned Costs allocated to Improvement Area #2-A in part or in full at a later date.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Original Units	2023 Units[a]	2024 Units	Prepaid, Redeemed	Prepaid, Not Redeemed	Estimated Buildout Value		Outstanding Assessment		Average Annual Installment		PID TRE
						Per Unit[a]	Total	Per Unit	Total	Per Unit	Total	
Improvement Area #1												
Lot Type 1	192	192	192	0	0	$ 270,000.00	$ 51,840,000	$ 16,309.29	$ 3,131,383	$ 1,196.50	$ 229,728	$ 0.4431
Lot Type 2	186	184	180	1	0	$ 325,000.00	$ 58,500,000	$ 19,631.55	$ 3,514,047	$ 1,440.23	$ 257,802	$ 0.4431
Lot Type 2-3	0	0	4	0	0	$ 360,000.00	$ 1,440,000	$ 19,655.25	$ 78,621	$ 1,441.97	$ 5,768	$ 0.4005
Lot Type 3	10	12	12	0	0	$ 360,000.00	$ 4,320,000	$ 21,745.72	$ 260,949	$ 1,595.33	$ 19,144	$ 0.4431
Subtotal	**388**	**388**	**388**	**1**	**0**		**$ 116,100,000**		**$ 6,985,000**		**$ 512,442**	
Improvement Area #2-B												
Lot Type 4			108	0	0	$ 385,951.00	$ 41,682,708	$ 18,995.36	$ 2,051,499	$ 1,621.97	$ 175,173	$ 0.4203
Lot Type 5			87	0	0	$ 399,421.00	$ 34,749,627	$ 19,658.31	$ 1,710,273	$ 1,678.58	$ 146,037	$ 0.4203
Lot Type 6			26	0	0	$ 439,363.10	$ 11,423,441	$ 21,624.15	$ 562,228	$ 1,846.44	$ 48,007	$ 0.4203
Subtotal			**221**	**0**	**0**	**$ 397,537.45**	**$ 87,855,776**	**$ 19,565.61**	**$ 4,324,000**		**$ 369,217**	
IA#1 & IA#2-B Total	**388**		**749**				**$ 203,955,776**		**$ 11,309,000**		**$ 881,659**	

Footnotes:

[a] Improvement Area #1 information per 2020 Service and Assessment Plan. Improvement Area #1 revised units per final Creekside Phase 1A and Phase 1B plats. Improvement Area #2-B information per preliminary plat provided 2/8/2024.

EXHIBIT F-1 –IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2836212	Lot Type 1		$ 16,309.29	$ 1,201.03
2836213	Lot Type 2		$ 19,631.55	$ 1,445.69
2836214	Lot Type 2		$ 19,631.55	$ 1,445.69
2836215	Lot Type 2		$ 19,631.55	$ 1,445.69
2836216	Lot Type 2		$ 19,631.55	$ 1,445.69
2836217	Lot Type 2		$ 19,631.55	$ 1,445.69
2836218	Lot Type 2		$ 19,631.55	$ 1,445.69
2836219	Lot Type 2		$ 19,631.55	$ 1,445.69
2836220	Lot Type 2		$ 19,631.55	$ 1,445.69
2836221	Lot Type 2		$ 19,631.55	$ 1,445.69
2836222	Lot Type 2		$ 19,631.55	$ 1,445.69
2836223	Lot Type 2		$ 19,631.55	$ 1,445.69
2836224	Lot Type 2		$ 19,631.55	$ 1,445.69
2836225	Lot Type 2		$ 19,631.55	$ 1,445.69
2836226	Lot Type 2		$ 19,631.55	$ 1,445.69
2836227	Lot Type 2		$ 19,631.55	$ 1,445.69
2836228	Lot Type 2		$ 19,631.55	$ 1,445.69
2836229	Lot Type 2		$ 19,631.55	$ 1,445.69
2836230	Lot Type 2		$ 19,631.55	$ 1,445.69
2836231	Lot Type 2		$ 19,631.55	$ 1,445.69
2836232	Lot Type 2		$ 19,631.55	$ 1,445.69
2836233	Lot Type 2		$ 19,631.55	$ 1,445.69
2836234	Lot Type 2		$ 19,631.55	$ 1,445.69
2836235	Lot Type 2		$ 19,631.55	$ 1,445.69
2836236	Lot Type 2		$ 19,631.55	$ 1,445.69
2836237	Lot Type 2		$ 19,631.55	$ 1,445.69
2836238	Lot Type 2		$ 19,631.55	$ 1,445.69
2836239	Lot Type 2		$ 19,631.55	$ 1,445.69
2836240	Lot Type 2		$ 19,631.55	$ 1,445.69
2836241	Lot Type 2		$ 19,631.55	$ 1,445.69
2836242	Lot Type 2		$ 19,631.55	$ 1,445.69
2836243	Lot Type 2		$ 19,631.55	$ 1,445.69
2836244	Lot Type 2		$ 19,631.55	$ 1,445.69
2836245	Lot Type 2		$ 19,631.55	$ 1,445.69
2836246	Lot Type 2		$ 19,631.55	$ 1,445.69
2836247	Lot Type 2		$ 19,631.55	$ 1,445.69
2836248	Lot Type 2		$ 19,631.55	$ 1,445.69
2836249	Lot Type 2		$ 19,631.55	$ 1,445.69
2836250	Lot Type 2		$ 19,631.55	$ 1,445.69
2836251	Lot Type 2		$ 19,631.55	$ 1,445.69

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2836252	Lot Type 2		$ 19,631.55	$ 1,445.69
2836253	Lot Type 2		$ 19,631.55	$ 1,445.69
2836254	Lot Type 2		$ 19,631.55	$ 1,445.69
2836255	Lot Type 2		$ 19,631.55	$ 1,445.69
2836256	Lot Type 2		$ 19,631.55	$ 1,445.69
2836257	Lot Type 2		$ 19,631.55	$ 1,445.69
2836258	Lot Type 2		$ 19,631.55	$ 1,445.69
2836259	Lot Type 2		$ 19,631.55	$ 1,445.69
2836260	Lot Type 3		$ 21,745.72	$ 1,601.38
2836261	Lot Type 3		$ 21,745.72	$ 1,601.38
2836262	Lot Type 3		$ 21,745.72	$ 1,601.38
2836263	Lot Type 1		$ 16,309.29	$ 1,201.03
2836264	Lot Type 2		$ 19,631.55	$ 1,445.69
2836265	Lot Type 2		$ 19,631.55	$ 1,445.69
2836266	Lot Type 2		$ 19,631.55	$ 1,445.69
2836267	Lot Type 2		$ 19,631.55	$ 1,445.69
2836268	Lot Type 2	[b]	$ -	$ -
2836269	Lot Type 2		$ 19,631.55	$ 1,445.69
2836270	Lot Type 3		$ 21,745.72	$ 1,601.38
2836273	Lot Type 1		$ 16,309.29	$ 1,201.03
2836274	Lot Type 1		$ 16,309.29	$ 1,201.03
2836275	Lot Type 1		$ 16,309.29	$ 1,201.03
2836276	Lot Type 1		$ 16,309.29	$ 1,201.03
2836277	Lot Type 1		$ 16,309.29	$ 1,201.03
2836278	Lot Type 1		$ 16,309.29	$ 1,201.03
2836279	Lot Type 1		$ 16,309.29	$ 1,201.03
2836280	Lot Type 1		$ 16,309.29	$ 1,201.03
2836281	Lot Type 1		$ 16,309.29	$ 1,201.03
2836282	Lot Type 1		$ 16,309.29	$ 1,201.03
2836283	Lot Type 1		$ 16,309.29	$ 1,201.03
2836284	Lot Type 1		$ 16,309.29	$ 1,201.03
2836285	Lot Type 1		$ 16,309.29	$ 1,201.03
2836286	Lot Type 1		$ 16,309.29	$ 1,201.03
2836287	Lot Type 1		$ 16,309.29	$ 1,201.03
2836288	Lot Type 1		$ 16,309.29	$ 1,201.03
2836289	Lot Type 1		$ 16,309.29	$ 1,201.03
2836290	Lot Type 1		$ 16,309.29	$ 1,201.03
2836291	Lot Type 1		$ 16,309.29	$ 1,201.03
2836292	Lot Type 2		$ 19,631.55	$ 1,445.69
2836293	Lot Type 2		$ 19,631.55	$ 1,445.69

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2836294	Lot Type 2		$ 19,631.55	$ 1,445.69
2836295	Lot Type 2		$ 19,631.55	$ 1,445.69
2836296	Lot Type 2		$ 19,631.55	$ 1,445.69
2836297	Lot Type 2		$ 19,631.55	$ 1,445.69
2836298	Lot Type 2		$ 19,631.55	$ 1,445.69
2836299	Lot Type 2		$ 19,631.55	$ 1,445.69
2836300	Lot Type 2		$ 19,631.55	$ 1,445.69
2836301	Lot Type 2		$ 19,631.55	$ 1,445.69
2836302	Lot Type 2		$ 19,631.55	$ 1,445.69
2836303	Lot Type 2		$ 19,631.55	$ 1,445.69
2836304	Lot Type 3		$ 21,745.72	$ 1,601.38
2836305	Lot Type 2		$ 19,631.55	$ 1,445.69
2836306	Lot Type 2		$ 19,631.55	$ 1,445.69
2836307	Lot Type 2		$ 19,631.55	$ 1,445.69
2836308	Lot Type 2		$ 19,631.55	$ 1,445.69
2836309	Lot Type 2		$ 19,631.55	$ 1,445.69
2836310	Lot Type 1		$ 16,309.29	$ 1,201.03
2836311	Lot Type 1		$ 16,309.29	$ 1,201.03
2836312	Lot Type 1		$ 16,309.29	$ 1,201.03
2836313	Lot Type 1		$ 16,309.29	$ 1,201.03
2836314	Lot Type 1		$ 16,309.29	$ 1,201.03
2836315	Lot Type 1		$ 16,309.29	$ 1,201.03
2836316	Lot Type 1		$ 16,309.29	$ 1,201.03
2836317	Lot Type 1		$ 16,309.29	$ 1,201.03
2836318	Lot Type 1		$ 16,309.29	$ 1,201.03
2836319	Lot Type 1		$ 16,309.29	$ 1,201.03
2836320	Lot Type 1		$ 16,309.29	$ 1,201.03
2836321	Lot Type 1		$ 16,309.29	$ 1,201.03
2836322	Lot Type 1		$ 16,309.29	$ 1,201.03
2836323	Lot Type 1		$ 16,309.29	$ 1,201.03
2836324	Lot Type 1		$ 16,309.29	$ 1,201.03
2836325	Lot Type 1		$ 16,309.29	$ 1,201.03
2836326	Lot Type 1		$ 16,309.29	$ 1,201.03
2836327	Lot Type 1		$ 16,309.29	$ 1,201.03
2836328	Lot Type 1		$ 16,309.29	$ 1,201.03
2836329	Lot Type 1		$ 16,309.29	$ 1,201.03
2836330	Lot Type 1		$ 16,309.29	$ 1,201.03
2836331	Lot Type 1		$ 16,309.29	$ 1,201.03
2836332	Lot Type 1		$ 16,309.29	$ 1,201.03
2836333	Lot Type 1		$ 16,309.29	$ 1,201.03

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2836334	Lot Type 1		$ 16,309.29	$ 1,201.03
2836335	Lot Type 1		$ 16,309.29	$ 1,201.03
2836336	Lot Type 1		$ 16,309.29	$ 1,201.03
2836337	Lot Type 1		$ 16,309.29	$ 1,201.03
2836338	Lot Type 1		$ 16,309.29	$ 1,201.03
2836339	Lot Type 1		$ 16,309.29	$ 1,201.03
2836340	Lot Type 1		$ 16,309.29	$ 1,201.03
2836341	Lot Type 1		$ 16,309.29	$ 1,201.03
2836342	Lot Type 1		$ 16,309.29	$ 1,201.03
2836343	Lot Type 1		$ 16,309.29	$ 1,201.03
2836344	Lot Type 1		$ 16,309.29	$ 1,201.03
2836345	Lot Type 1		$ 16,309.29	$ 1,201.03
2836346	Lot Type 1		$ 16,309.29	$ 1,201.03
2836347	Lot Type 1		$ 16,309.29	$ 1,201.03
2836348	Lot Type 1		$ 16,309.29	$ 1,201.03
2836349	Lot Type 1		$ 16,309.29	$ 1,201.03
2836350	Lot Type 1		$ 16,309.29	$ 1,201.03
2836351	Lot Type 1		$ 16,309.29	$ 1,201.03
2836352	Lot Type 1		$ 16,309.29	$ 1,201.03
2836353	Lot Type 1		$ 16,309.29	$ 1,201.03
2836354	Lot Type 1		$ 16,309.29	$ 1,201.03
2836355	Lot Type 1		$ 16,309.29	$ 1,201.03
2836356	Lot Type 1		$ 16,309.29	$ 1,201.03
2836357	Lot Type 1		$ 16,309.29	$ 1,201.03
2836358	Lot Type 1		$ 16,309.29	$ 1,201.03
2836359	Non-Benefitted		$ -	$ -
2836360	Lot Type 1		$ 16,309.29	$ 1,201.03
2836361	Lot Type 1		$ 16,309.29	$ 1,201.03
2836362	Lot Type 1		$ 16,309.29	$ 1,201.03
2836363	Lot Type 1		$ 16,309.29	$ 1,201.03
2836364	Lot Type 1		$ 16,309.29	$ 1,201.03
2836365	Lot Type 1		$ 16,309.29	$ 1,201.03
2836366	Lot Type 1		$ 16,309.29	$ 1,201.03
2836367	Lot Type 1		$ 16,309.29	$ 1,201.03
2836368	Lot Type 1		$ 16,309.29	$ 1,201.03
2836369	Lot Type 1		$ 16,309.29	$ 1,201.03
2836370	Lot Type 1		$ 16,309.29	$ 1,201.03
2836371	Lot Type 1		$ 16,309.29	$ 1,201.03
2836372	Lot Type 1		$ 16,309.29	$ 1,201.03
2836373	Lot Type 1		$ 16,309.29	$ 1,201.03

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2836374	Lot Type 1		$ 16,309.29	$ 1,201.03
2836375	Lot Type 1		$ 16,309.29	$ 1,201.03
2836376	Lot Type 1		$ 16,309.29	$ 1,201.03
2836377	Non-Assessed	[c]	$ -	$ -
2836378	Lot Type 2		$ 19,631.55	$ 1,445.69
2836379	Lot Type 2		$ 19,631.55	$ 1,445.69
2836380	Lot Type 2		$ 19,631.55	$ 1,445.69
2836381	Lot Type 2		$ 19,631.55	$ 1,445.69
2836382	Lot Type 1		$ 16,309.29	$ 1,201.03
2836383	Lot Type 1		$ 16,309.29	$ 1,201.03
2836384	Lot Type 1		$ 16,309.29	$ 1,201.03
2836385	Lot Type 1		$ 16,309.29	$ 1,201.03
2836386	Lot Type 1		$ 16,309.29	$ 1,201.03
2836387	Lot Type 1		$ 16,309.29	$ 1,201.03
2836388	Lot Type 1		$ 16,309.29	$ 1,201.03
2836389	Lot Type 1		$ 16,309.29	$ 1,201.03
2836390	Lot Type 1		$ 16,309.29	$ 1,201.03
2836391	Lot Type 1		$ 16,309.29	$ 1,201.03
2836392	Lot Type 1		$ 16,309.29	$ 1,201.03
2836393	Lot Type 1		$ 16,309.29	$ 1,201.03
2836394	Lot Type 1		$ 16,309.29	$ 1,201.03
2836395	Lot Type 1		$ 16,309.29	$ 1,201.03
2836396	Lot Type 1		$ 16,309.29	$ 1,201.03
2836397	Lot Type 1		$ 16,309.29	$ 1,201.03
2836398	Lot Type 1		$ 16,309.29	$ 1,201.03
2836399	Lot Type 1		$ 16,309.29	$ 1,201.03
2836400	Lot Type 1		$ 16,309.29	$ 1,201.03
2836401	Lot Type 1		$ 16,309.29	$ 1,201.03
2836402	Lot Type 1		$ 16,309.29	$ 1,201.03
2836403	Lot Type 1		$ 16,309.29	$ 1,201.03
2836404	Lot Type 2		$ 19,631.55	$ 1,445.69
2836405	Lot Type 2		$ 19,631.55	$ 1,445.69
2836406	Lot Type 2		$ 19,631.55	$ 1,445.69
2836407	Lot Type 2		$ 19,631.55	$ 1,445.69
2836408	Lot Type 2		$ 19,631.55	$ 1,445.69
2836409	Lot Type 2		$ 19,631.55	$ 1,445.69
2836410	Lot Type 2		$ 19,631.55	$ 1,445.69
2836411	Lot Type 2		$ 19,631.55	$ 1,445.69
2836412	Lot Type 2		$ 19,631.55	$ 1,445.69
2836413	Lot Type 2		$ 19,631.55	$ 1,445.69

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2836414	Lot Type 2		$ 19,631.55	$ 1,445.69
2836415	Lot Type 2		$ 19,631.55	$ 1,445.69
2836416	Lot Type 2		$ 19,631.55	$ 1,445.69
2836417	Lot Type 2		$ 19,631.55	$ 1,445.69
2836418	Lot Type 2		$ 19,631.55	$ 1,445.69
2836419	Lot Type 2		$ 19,631.55	$ 1,445.69
2836420	Lot Type 2		$ 19,631.55	$ 1,445.69
2836421	Lot Type 2		$ 19,631.55	$ 1,445.69
2836422	Lot Type 2		$ 19,631.55	$ 1,445.69
2836423	Lot Type 2		$ 19,631.55	$ 1,445.69
2836424	Lot Type 2		$ 19,631.55	$ 1,445.69
2836425	Lot Type 2		$ 19,631.55	$ 1,445.69
2836426	Lot Type 2		$ 19,631.55	$ 1,445.69
2836427	Lot Type 2		$ 19,631.55	$ 1,445.69
2836428	Lot Type 2		$ 19,631.55	$ 1,445.69
2836429	Lot Type 2		$ 19,631.55	$ 1,445.69
2836430	Non-Benefitted		$ -	$ -
2836431	Non-Benefitted		$ -	$ -
2836432	Non-Benefitted		$ -	$ -
2836433	Non-Benefitted		$ -	$ -
2854998	Lot Type 3		$ 21,745.72	$ 1,601.38
2854999	Lot Type 2		$ 19,631.55	$ 1,445.69
2855000	Lot Type 2		$ 19,631.55	$ 1,445.69
2855001	Lot Type 3		$ 21,745.72	$ 1,601.38
2855002	Lot Type 2		$ 19,631.55	$ 1,445.69
2855003	Lot Type 2		$ 19,631.55	$ 1,445.69
2855004	Lot Type 2		$ 19,631.55	$ 1,445.69
2855005	Lot Type 3		$ 21,745.72	$ 1,601.38
2855006	Lot Type 3		$ 21,745.72	$ 1,601.38
2855007	Lot Type 2		$ 19,631.55	$ 1,445.69
2855008	Lot Type 2		$ 19,631.55	$ 1,445.69
2855009	Lot Type 2		$ 19,631.55	$ 1,445.69
2855010	Lot Type 2		$ 19,631.55	$ 1,445.69
2855011	Lot Type 2		$ 19,631.55	$ 1,445.69
2855012	Lot Type 2		$ 19,631.55	$ 1,445.69
2855013	Lot Type 2		$ 19,631.55	$ 1,445.69
2855014	Lot Type 2		$ 19,631.55	$ 1,445.69
2855015	Lot Type 2		$ 19,631.55	$ 1,445.69
2855016	Lot Type 2		$ 19,631.55	$ 1,445.69
2855017	Lot Type 2		$ 19,631.55	$ 1,445.69

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2855018	Lot Type 2		$ 19,631.55	$ 1,445.69
2855019	Lot Type 2		$ 19,631.55	$ 1,445.69
2855020	Lot Type 2		$ 19,631.55	$ 1,445.69
2855021	Lot Type 2		$ 19,631.55	$ 1,445.69
2855022	Lot Type 2		$ 19,631.55	$ 1,445.69
2855023	Lot Type 2		$ 19,631.55	$ 1,445.69
2855024	Lot Type 2		$ 19,631.55	$ 1,445.69
2855025	Lot Type 2		$ 19,631.55	$ 1,445.69
2855026	Lot Type 2		$ 19,631.55	$ 1,445.69
2855027	Lot Type 2		$ 19,631.55	$ 1,445.69
2855028	Lot Type 2		$ 19,631.55	$ 1,445.69
2855029	Lot Type 2		$ 19,631.55	$ 1,445.69
2855030	Lot Type 2		$ 19,631.55	$ 1,445.69
2855031	Lot Type 2		$ 19,631.55	$ 1,445.69
2855032	Lot Type 2		$ 19,631.55	$ 1,445.69
2855033	Lot Type 2		$ 19,631.55	$ 1,445.69
2855034	Lot Type 2		$ 19,631.55	$ 1,445.69
2855035	Lot Type 2		$ 19,631.55	$ 1,445.69
2855036	Lot Type 2		$ 19,631.55	$ 1,445.69
2855037	Lot Type 2		$ 19,631.55	$ 1,445.69
2855038	Lot Type 2		$ 19,631.55	$ 1,445.69
2855039	Non-Benefitted		$ -	$ -
2855040	Non-Benefitted		$ -	$ -
2855041	Lot Type 1		$ 16,309.29	$ 1,201.03
2855042	Lot Type 1		$ 16,309.29	$ 1,201.03
2855043	Lot Type 1		$ 16,309.29	$ 1,201.03
2855044	Lot Type 1		$ 16,309.29	$ 1,201.03
2855045	Lot Type 1		$ 16,309.29	$ 1,201.03
2855046	Lot Type 1		$ 16,309.29	$ 1,201.03
2855047	Lot Type 1		$ 16,309.29	$ 1,201.03
2855048	Lot Type 1		$ 16,309.29	$ 1,201.03
2855049	Lot Type 1		$ 16,309.29	$ 1,201.03
2855050	Lot Type 1		$ 16,309.29	$ 1,201.03
2855051	Lot Type 1		$ 16,309.29	$ 1,201.03
2855052	Lot Type 1		$ 16,309.29	$ 1,201.03
2855053	Lot Type 1		$ 16,309.29	$ 1,201.03
2855054	Lot Type 1		$ 16,309.29	$ 1,201.03
2855055	Lot Type 1		$ 16,309.29	$ 1,201.03
2855056	Lot Type 1		$ 16,309.29	$ 1,201.03
2855057	Lot Type 1		$ 16,309.29	$ 1,201.03

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2855058	Lot Type 1		$ 16,309.29	$ 1,201.03
2855059	Lot Type 1		$ 16,309.29	$ 1,201.03
2855060	Lot Type 1		$ 16,309.29	$ 1,201.03
2855061	Lot Type 1		$ 16,309.29	$ 1,201.03
2855062	Lot Type 1		$ 16,309.29	$ 1,201.03
2855063	Lot Type 2		$ 19,631.55	$ 1,445.69
2855064	Lot Type 2-3	[d]	$ 19,655.25	$ 1,447.43
2855065	Lot Type 1		$ 16,309.29	$ 1,201.03
2855066	Lot Type 1		$ 16,309.29	$ 1,201.03
2855067	Lot Type 1		$ 16,309.29	$ 1,201.03
2855068	Lot Type 1		$ 16,309.29	$ 1,201.03
2855069	Lot Type 1		$ 16,309.29	$ 1,201.03
2855070	Lot Type 1		$ 16,309.29	$ 1,201.03
2855071	Lot Type 1		$ 16,309.29	$ 1,201.03
2855072	Lot Type 1		$ 16,309.29	$ 1,201.03
2855073	Lot Type 1		$ 16,309.29	$ 1,201.03
2855074	Lot Type 1		$ 16,309.29	$ 1,201.03
2855075	Lot Type 3		$ 21,745.72	$ 1,601.38
2855076	Lot Type 1		$ 16,309.29	$ 1,201.03
2855077	Lot Type 1		$ 16,309.29	$ 1,201.03
2855078	Lot Type 1		$ 16,309.29	$ 1,201.03
2855079	Lot Type 1		$ 16,309.29	$ 1,201.03
2855080	Lot Type 1		$ 16,309.29	$ 1,201.03
2855081	Lot Type 1		$ 16,309.29	$ 1,201.03
2855082	Lot Type 1		$ 16,309.29	$ 1,201.03
2855084	Lot Type 2		$ 19,631.55	$ 1,445.69
2855085	Lot Type 2		$ 19,631.55	$ 1,445.69
2855086	Lot Type 1		$ 16,309.29	$ 1,201.03
2855087	Lot Type 2		$ 19,631.55	$ 1,445.69
2855088	Lot Type 2		$ 19,631.55	$ 1,445.69
2855089	Lot Type 1		$ 16,309.29	$ 1,201.03
2855090	Lot Type 1		$ 16,309.29	$ 1,201.03
2855091	Lot Type 1		$ 16,309.29	$ 1,201.03
2855092	Lot Type 1		$ 16,309.29	$ 1,201.03
2855093	Lot Type 1		$ 16,309.29	$ 1,201.03
2855094	Lot Type 1		$ 16,309.29	$ 1,201.03
2855095	Lot Type 2-3	[d]	$ 19,655.25	$ 1,447.43
2855096	Lot Type 2		$ 19,631.55	$ 1,445.69
2855097	Lot Type 2		$ 19,631.55	$ 1,445.69
2855098	Lot Type 2		$ 19,631.55	$ 1,445.69

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2855099	Lot Type 2		$ 19,631.55	$ 1,445.69
2855100	Lot Type 3		$ 21,745.72	$ 1,601.38
2855101	Lot Type 1		$ 16,309.29	$ 1,201.03
2855102	Lot Type 1		$ 16,309.29	$ 1,201.03
2855103	Lot Type 2		$ 19,631.55	$ 1,445.69
2855104	Lot Type 1		$ 16,309.29	$ 1,201.03
2855105	Lot Type 1		$ 16,309.29	$ 1,201.03
2855106	Lot Type 1		$ 16,309.29	$ 1,201.03
2855107	Lot Type 1		$ 16,309.29	$ 1,201.03
2855108	Lot Type 1		$ 16,309.29	$ 1,201.03
2855109	Lot Type 1		$ 16,309.29	$ 1,201.03
2855110	Lot Type 1		$ 16,309.29	$ 1,201.03
2855111	Lot Type 2		$ 19,631.55	$ 1,445.69
2855112	Lot Type 2		$ 19,631.55	$ 1,445.69
2855113	Lot Type 2		$ 19,631.55	$ 1,445.69
2855114	Lot Type 2		$ 19,631.55	$ 1,445.69
2855115	Lot Type 1		$ 16,309.29	$ 1,201.03
2855116	Lot Type 1		$ 16,309.29	$ 1,201.03
2855117	Lot Type 1		$ 16,309.29	$ 1,201.03
2855118	Lot Type 1		$ 16,309.29	$ 1,201.03
2855119	Lot Type 1		$ 16,309.29	$ 1,201.03
2855120	Lot Type 1		$ 16,309.29	$ 1,201.03
2855121	Lot Type 1		$ 16,309.29	$ 1,201.03
2855122	Lot Type 1		$ 16,309.29	$ 1,201.03
2855123	Lot Type 2		$ 19,631.55	$ 1,445.69
2855124	Lot Type 2		$ 19,631.55	$ 1,445.69
2855125	Lot Type 2		$ 19,631.55	$ 1,445.69
2855126	Lot Type 2		$ 19,631.55	$ 1,445.69
2855127	Lot Type 1		$ 16,309.29	$ 1,201.03
2855128	Lot Type 1		$ 16,309.29	$ 1,201.03
2855129	Lot Type 1		$ 16,309.29	$ 1,201.03
2855130	Lot Type 1		$ 16,309.29	$ 1,201.03
2855131	Lot Type 1		$ 16,309.29	$ 1,201.03
2855132	Lot Type 1		$ 16,309.29	$ 1,201.03
2855133	Lot Type 1		$ 16,309.29	$ 1,201.03
2855134	Lot Type 1		$ 16,309.29	$ 1,201.03
2855135	Lot Type 1		$ 16,309.29	$ 1,201.03
2855136	Lot Type 1		$ 16,309.29	$ 1,201.03
2855137	Lot Type 1		$ 16,309.29	$ 1,201.03
2855138	Non-Benefitted		$ -	$ -

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2855139	Lot Type 1		$ 16,309.29	$ 1,201.03
2855140	Lot Type 2		$ 19,631.55	$ 1,445.69
2855141	Lot Type 2		$ 19,631.55	$ 1,445.69
2855142	Lot Type 2		$ 19,631.55	$ 1,445.69
2855143	Lot Type 2		$ 19,631.55	$ 1,445.69
2855144	Lot Type 2		$ 19,631.55	$ 1,445.69
2855145	Lot Type 2		$ 19,631.55	$ 1,445.69
2855146	Lot Type 2		$ 19,631.55	$ 1,445.69
2855147	Lot Type 2		$ 19,631.55	$ 1,445.69
2855148	Lot Type 2		$ 19,631.55	$ 1,445.69
2855149	Lot Type 2		$ 19,631.55	$ 1,445.69
2855150	Lot Type 1		$ 16,309.29	$ 1,201.03
2855151	Lot Type 1		$ 16,309.29	$ 1,201.03
2855152	Lot Type 1		$ 16,309.29	$ 1,201.03
2855153	Lot Type 1		$ 16,309.29	$ 1,201.03
2855154	Lot Type 1		$ 16,309.29	$ 1,201.03
2855155	Lot Type 2		$ 19,631.55	$ 1,445.69
2855156	Lot Type 2		$ 19,631.55	$ 1,445.69
2855157	Lot Type 2		$ 19,631.55	$ 1,445.69
2855158	Lot Type 2		$ 19,631.55	$ 1,445.69
2855159	Lot Type 2		$ 19,631.55	$ 1,445.69
2855160	Lot Type 2		$ 19,631.55	$ 1,445.69
2855161	Lot Type 2		$ 19,631.55	$ 1,445.69
2855162	Lot Type 2		$ 19,631.55	$ 1,445.69
2855163	Lot Type 2		$ 19,631.55	$ 1,445.69
2855164	Lot Type 2		$ 19,631.55	$ 1,445.69
2855165	Lot Type 2-3	[d]	$ 19,655.25	$ 1,447.43
2855166	Lot Type 3		$ 21,745.72	$ 1,601.38
2855167	Lot Type 2		$ 19,631.55	$ 1,445.69
2855168	Lot Type 2		$ 19,631.55	$ 1,445.69

Property ID	Lot Type	Note	Outstanding Assessment	Total Annual Installment due 1/31/2025[a]
2855169	Lot Type 2		$ 19,631.55	$ 1,445.69
2855170	Lot Type 2		$ 19,631.55	$ 1,445.69
2855171	Lot Type 2-3	[d]	$ 19,655.25	$ 1,447.43
2855172	Lot Type 1		$ 16,309.29	$ 1,201.03
2855173	Lot Type 1		$ 16,309.29	$ 1,201.03
2855174	Lot Type 1		$ 16,309.29	$ 1,201.03
2855175	Lot Type 2		$ 19,631.55	$ 1,445.69
2855176	Non-Benefitted		$ -	$ -
Total[d]			**$ 6,985,000.77**	**$ 514,382.55**

Footnotes:

[a] The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

[b] Property has paid their Assessment in full.

[c] Property is classified as Non-Assessed Property as the property had an easement at the time of the levy of IA#1 Assessments of the Improvement Area #1 Bonds. The easement has since been released by the Owner and developed into a residential lot. The special benefit accrued from the Authorized Improvements associated with this Parcel was funded with a portion of the Owner's Contribution.

[d] Property was originally classified as a Lot Type 2 and has since been reclassified and has been marketed or sold to homebuilders as a 60' Lot. As a result of this reclassification, the Owner made a partial prepayment for each Lot classified as a Lot Type 2-3 so that the Assessment for these Lots did not exceed the Maximum Assessment. The difference in special benefit accrued from the Authorized Improvements between a Lot Type 2 and a Lot Type 2-3 associated with this Parcel was funded with a portion of the Owner's Contribution.

[e] Totals may not match Service Plan or Installment Schedules due to rounding or Prepayments.

EXHIBIT F-2 –IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 165,000	$ 272,906	$ 34,925	$ 41,551	$ 514,383
2026	$ 170,000	$ 268,575	$ 34,100	$ 42,382	$ 515,057
2027	$ 175,000	$ 262,838	$ 33,250	$ 43,230	$ 514,317
2028	$ 180,000	$ 256,931	$ 32,375	$ 44,095	$ 513,401
2029	$ 185,000	$ 250,856	$ 31,475	$ 44,976	$ 512,308
2030	$ 195,000	$ 244,613	$ 30,550	$ 45,876	$ 516,038
2031	$ 200,000	$ 238,031	$ 29,575	$ 46,793	$ 514,400
2032	$ 210,000	$ 230,281	$ 28,575	$ 47,729	$ 516,586
2033	$ 215,000	$ 222,144	$ 27,525	$ 48,684	$ 513,353
2034	$ 225,000	$ 213,813	$ 26,450	$ 49,658	$ 514,920
2035	$ 235,000	$ 205,094	$ 25,325	$ 50,651	$ 516,069
2036	$ 240,000	$ 195,988	$ 24,150	$ 51,664	$ 511,801
2037	$ 250,000	$ 186,688	$ 22,950	$ 52,697	$ 512,335
2038	$ 260,000	$ 177,000	$ 21,700	$ 53,751	$ 512,451
2039	$ 270,000	$ 166,925	$ 20,400	$ 54,826	$ 512,151
2040	$ 280,000	$ 156,463	$ 19,050	$ 55,922	$ 511,435
2041	$ 295,000	$ 145,613	$ 17,650	$ 57,041	$ 515,303
2042	$ 305,000	$ 133,444	$ 16,175	$ 58,182	$ 512,801
2043	$ 320,000	$ 120,863	$ 14,650	$ 59,345	$ 514,858
2044	$ 330,000	$ 107,663	$ 13,050	$ 60,532	$ 511,245
2045	$ 345,000	$ 94,050	$ 11,400	$ 61,743	$ 512,193
2046	$ 360,000	$ 79,819	$ 9,675	$ 62,978	$ 512,472
2047	$ 375,000	$ 64,969	$ 7,875	$ 64,237	$ 512,081
2048	$ 395,000	$ 49,500	$ 6,000	$ 65,522	$ 516,022
2049	$ 410,000	$ 33,206	$ 4,025	$ 66,833	$ 514,064
2050	$ 395,000	$ 16,294	$ 1,975	$ 68,169	$ 481,438
Total	**$ 6,985,000**	**$ 4,394,563**	**$ 544,850**	**$ 1,399,068**	**$ 13,323,481**

Footnotes:

[a] Interest rate on PID bonds is calculated at 2.625%, 3.375%, 3.875% and 4.125% for term bonds with maturity dates of 9/15/2025, 2030, 2040 and 2050 respectively.

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

EXHIBIT G-1 –IMPROVEMENT AREA #2-B ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2025[b]
2117780	Improvement Area #2-B Initial Parcel	$ 1,500,056.06	$ 128,624.43
2805420	Improvement Area #2-B Initial Parcel	$ 2,823,943.94	$ 242,143.07
Total		**$ 4,324,000.00**	**$ 370,767.50**

Footnotes:

[a] Improvement Area #2-B is contained entirely within Property ID 2117780 and Property ID 2805420 per Collin Central Appraisal District. The Improvement Area #2-B Assessment and Annual Installment are allocated to 2117780 and 2805420 based on acreage, as shown by the Collin Central Appraisal District.

[b] The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

			Legal Description[b]			
Property ID[a]	Lot Type	Phase	Block	Lot	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	6	2B	A	19	$ 21,624.15	$ 1,854.19
TBD	6	2B	A	20	$ 21,624.15	$ 1,854.19
TBD	6	2B	A	21	$ 21,624.15	$ 1,854.19
TBD	6	2B	A	22	$ 21,624.15	$ 1,854.19
TBD	6	2B	A	23	$ 21,624.15	$ 1,854.19
TBD	6	2B	A	24	$ 21,624.15	$ 1,854.19
TBD	Non-Benefitted	2B	A	4X	$ -	$ -
TBD	6	2B	A	25	$ 21,624.15	$ 1,854.19
TBD	6	2B	A	26	$ 21,624.15	$ 1,854.19
TBD	6	2B	A	27	$ 21,624.15	$ 1,854.19
TBD	6	2B	A	28	$ 21,624.15	$ 1,854.19
TBD	5	2B	A	29	$ 19,658.31	$ 1,685.63
TBD	5	2B	A	30	$ 19,658.31	$ 1,685.63
TBD	5	2B	A	31	$ 19,658.31	$ 1,685.63
TBD	4	2B	A	32	$ 18,995.36	$ 1,628.78
TBD	5	2B	F	26	$ 19,658.31	$ 1,685.63
TBD	5	2B	F	27	$ 19,658.31	$ 1,685.63
TBD	5	2B	F	28	$ 19,658.31	$ 1,685.63
TBD	5	2B	F	29	$ 19,658.31	$ 1,685.63
TBD	4	2B	F	30	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	31	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	32	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	33	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	34	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	35	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	36	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	37	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	38	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	39	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	40	$ 18,995.36	$ 1,628.78

Property ID[a]	Lot Type	Phase	Legal Description[b] Block	Lot	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	4	2B	F	41	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	42	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	43	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	44	$ 18,995.36	$ 1,628.78
TBD	4	2B	F	45	$ 18,995.36	$ 1,628.78
TBD	Non-Benefitted	2B	F	5x	$ -	$ -
TBD	6	2B	F	46	$ 21,624.15	$ 1,854.19
TBD	6	2B	F	47	$ 21,624.15	$ 1,854.19
TBD	6	2B	F	48	$ 21,624.15	$ 1,854.19
TBD	6	2B	F	49	$ 21,624.15	$ 1,854.19
TBD	6	2B	F	50	$ 21,624.15	$ 1,854.19
TBD	6	2B	F	51	$ 21,624.15	$ 1,854.19
TBD	6	2B	F	52	$ 21,624.15	$ 1,854.19
TBD	5	2B	G	1	$ 19,658.31	$ 1,685.63
TBD	4	2B	G	2	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	3	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	4	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	5	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	6	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	7	$ 18,995.36	$ 1,628.78
TBD	5	2B	G	8	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	9	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	10	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	11	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	12	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	13	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	14	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	15	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	16	$ 19,658.31	$ 1,685.63
TBD	5	2B	G	17	$ 19,658.31	$ 1,685.63
TBD	4	2B	G	18	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	19	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	20	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	21	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	22	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	23	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	24	$ 18,995.36	$ 1,628.78
TBD	4	2B	G	25	$ 18,995.36	$ 1,628.78
TBD	5	2B	G	26	$ 19,658.31	$ 1,685.63
TBD	5	2B	H	1	$ 19,658.31	$ 1,685.63
TBD	5	2B	H	2	$ 19,658.31	$ 1,685.63
TBD	4	2B	H	3	$ 18,995.36	$ 1,628.78
TBD	4	2B	H	4	$ 18,995.36	$ 1,628.78
TBD	4	2B	H	5	$ 18,995.36	$ 1,628.78
TBD	4	2B	H	6	$ 18,995.36	$ 1,628.78

Property ID[a]	Lot Type	Phase	Legal Description[b] Block	Lot	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	4	2B	H	7	$ 18,995.36	$ 1,628.78
TBD	5	2B	H	8	$ 19,658.31	$ 1,685.63
TBD	5	2B	H	9	$ 19,658.31	$ 1,685.63
TBD	5	2B	H	10	$ 19,658.31	$ 1,685.63
TBD	5	2B	H	11	$ 19,658.31	$ 1,685.63
TBD	5	2B	H	12	$ 19,658.31	$ 1,685.63
TBD	5	2B	H	13	$ 19,658.31	$ 1,685.63
TBD	4	2B	H	14	$ 18,995.36	$ 1,628.78
TBD	4	2B	H	15	$ 18,995.36	$ 1,628.78
TBD	4	2B	H	16	$ 18,995.36	$ 1,628.78
TBD	5	2B	H	17	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	1	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	2	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	3	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	4	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	5	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	6	$ 19,658.31	$ 1,685.63
TBD	4	2B	J	7	$ 18,995.36	$ 1,628.78
TBD	4	2B	J	8	$ 18,995.36	$ 1,628.78
TBD	4	2B	J	9	$ 18,995.36	$ 1,628.78
TBD	5	2B	J	10	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	11	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	12	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	13	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	14	$ 19,658.31	$ 1,685.63
TBD	4	2B	J	15	$ 18,995.36	$ 1,628.78
TBD	4	2B	J	16	$ 18,995.36	$ 1,628.78
TBD	4	2B	J	17	$ 18,995.36	$ 1,628.78
TBD	4	2B	J	18	$ 18,995.36	$ 1,628.78
TBD	5	2B	J	19	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	20	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	21	$ 19,658.31	$ 1,685.63
TBD	5	2B	J	22	$ 19,658.31	$ 1,685.63
TBD	6	2B	K	1	$ 21,624.15	$ 1,854.19
TBD	6	2B	K	2	$ 21,624.15	$ 1,854.19
TBD	6	2B	K	3	$ 21,624.15	$ 1,854.19
TBD	6	2B	K	4	$ 21,624.15	$ 1,854.19
TBD	6	2B	K	5	$ 21,624.15	$ 1,854.19
TBD	6	2B	K	6	$ 21,624.15	$ 1,854.19
TBD	6	2B	K	7	$ 21,624.15	$ 1,854.19
TBD	5	2B	K	8	$ 19,658.31	$ 1,685.63
TBD	5	2B	K	9	$ 19,658.31	$ 1,685.63
TBD	5	2B	K	10	$ 19,658.31	$ 1,685.63
TBD	5	2B	K	11	$ 19,658.31	$ 1,685.63
TBD	6	2B	K	12	$ 21,624.15	$ 1,854.19
TBD	Non-Benefitted	2B	K	9x	$ -	$ -
TBD	5	2B	L	1	$ 19,658.31	$ 1,685.63

Property ID[a]	Lot Type	Phase	Legal Description[b] Block	Lot	Outstanding Assessment	Annual Installment due 1/31/2025
TBD	5	2B	L	2	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	3	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	4	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	5	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	6	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	7	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	8	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	9	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	10	$ 19,658.31	$ 1,685.63
TBD	Non-Benefitted	2B	L	6x	$ -	$ -
TBD	5	2B	L	11	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	12	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	13	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	14	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	15	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	16	$ 19,658.31	$ 1,685.63
TBD	5	2B	L	17	$ 19,658.31	$ 1,685.63
TBD	4	2B	L	18	$ 18,995.36	$ 1,628.78
TBD	4	2B	M	44	$ 18,995.36	$ 1,628.78
TBD	4	2B	M	45	$ 18,995.36	$ 1,628.78
TBD	4	2B	M	46	$ 18,995.36	$ 1,628.78
TBD	4	2B	M	47	$ 18,995.36	$ 1,628.78
TBD	4	2B	M	48	$ 18,995.36	$ 1,628.78
TBD	4	2B	M	49	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	1	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	2	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	3	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	4	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	5	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	6	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	7	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	8	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	9	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	10	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	11	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	12	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	13	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	14	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	15	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	16	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	17	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	18	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	19	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	20	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	21	$ 18,995.36	$ 1,628.78

Property ID[a]	Lot Type	Phase	Legal Description[b]		Outstanding Assessment	Annual Installment due 1/31/2025
			Block	Lot		
TBD	4	2B	N	22	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	23	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	24	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	25	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	26	$ 18,995.36	$ 1,628.78
TBD	6	2B	N	27	$ 21,624.15	$ 1,854.19
TBD	5	2B	N	28	$ 19,658.31	$ 1,685.63
TBD	4	2B	N	29	$ 18,995.36	$ 1,628.78
TBD	4	2B	N	30	$ 18,995.36	$ 1,628.78
TBD	5	2B	N	31	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	32	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	33	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	34	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	35	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	36	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	37	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	38	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	39	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	40	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	41	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	42	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	43	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	44	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	45	$ 19,658.31	$ 1,685.63
TBD	5	2B	N	46	$ 19,658.31	$ 1,685.63
TBD	5	2B	P	35	$ 19,658.31	$ 1,685.63
TBD	4	2B	P	36	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	37	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	38	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	39	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	40	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	41	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	42	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	43	$ 18,995.36	$ 1,628.78
TBD	5	2B	P	44	$ 19,658.31	$ 1,685.63
TBD	5	2B	P	45	$ 19,658.31	$ 1,685.63
TBD	Non-Benefitted	2B	P	7x	$ -	$ -
TBD	5	2B	P	46	$ 19,658.31	$ 1,685.63
TBD	4	2B	P	47	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	48	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	49	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	50	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	51	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	52	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	53	$ 18,995.36	$ 1,628.78

Property ID[a]	Lot Type	Phase	Legal Description[b]		Outstanding Assessment	Annual Installment due 1/31/2025
			Block	Lot		
TBD	4	2B	P	54	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	55	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	56	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	57	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	58	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	59	$ 18,995.36	$ 1,628.78
TBD	4	2B	P	60	$ 18,995.36	$ 1,628.78
TBD	5	2B	Q	1	$ 19,658.31	$ 1,685.63
TBD	5	2B	Q	2	$ 19,658.31	$ 1,685.63
TBD	4	2B	Q	3	$ 18,995.36	$ 1,628.78
TBD	4	2B	Q	4	$ 18,995.36	$ 1,628.78
TBD	4	2B	Q	5	$ 18,995.36	$ 1,628.78
TBD	4	2B	Q	6	$ 18,995.36	$ 1,628.78
TBD	4	2B	Q	7	$ 18,995.36	$ 1,628.78
Total[c]					**$ 4,323,999.75**	**$ 370,766.99**

Footnotes:

[a] Property IDs to be assigned at the time the final plat is filed with the County.

[b] Per Improvement Area #2-B preliminary plat, subject to change prior to final platting.

[c] May not match Service Plan or installment schedule due to rounding.

EXHIBIT G-2 – IMPROVEMENT AREA #2-B ANNUAL INSTALLMENTS

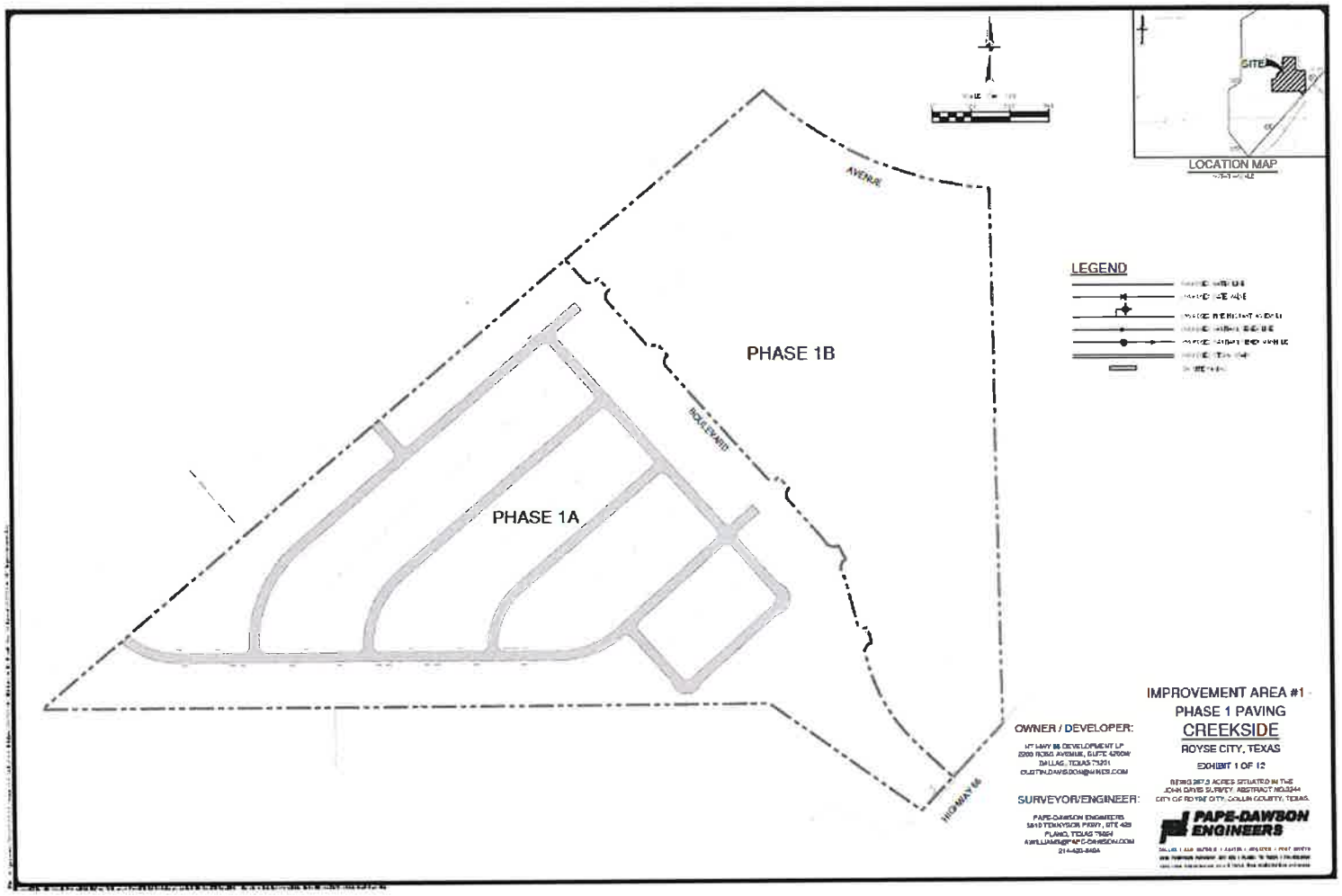
Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 65,000	$ 243,348	$ 21,620	$ 40,800	$ 370,768
2026	$ 68,000	$ 239,773	$ 21,295	$ 41,616	$ 370,684
2027	$ 71,000	$ 236,033	$ 20,955	$ 42,448	$ 370,436
2028	$ 74,000	$ 232,128	$ 20,600	$ 43,297	$ 370,025
2029	$ 78,000	$ 228,058	$ 20,230	$ 44,163	$ 370,451
2030	$ 81,000	$ 223,768	$ 19,840	$ 45,046	$ 369,654
2031	$ 85,000	$ 219,313	$ 19,435	$ 45,947	$ 369,695
2032	$ 90,000	$ 214,638	$ 19,010	$ 46,866	$ 370,514
2033	$ 94,000	$ 209,688	$ 18,560	$ 47,804	$ 370,051
2034	$ 99,000	$ 204,518	$ 18,090	$ 48,760	$ 370,367
2035	$ 104,000	$ 199,073	$ 17,595	$ 49,735	$ 370,402
2036	$ 109,000	$ 193,353	$ 17,075	$ 50,730	$ 370,157
2037	$ 114,000	$ 187,358	$ 16,530	$ 51,744	$ 369,632
2038	$ 120,000	$ 181,088	$ 15,960	$ 52,779	$ 369,827
2039	$ 126,000	$ 174,488	$ 15,360	$ 53,835	$ 369,682
2040	$ 133,000	$ 167,558	$ 14,730	$ 54,911	$ 370,199
2041	$ 139,000	$ 160,243	$ 14,065	$ 56,010	$ 369,317
2042	$ 147,000	$ 152,598	$ 13,370	$ 57,130	$ 370,097
2043	$ 154,000	$ 144,513	$ 12,635	$ 58,272	$ 369,420
2044	$ 162,000	$ 136,043	$ 11,865	$ 59,438	$ 369,345
2045	$ 171,000	$ 127,133	$ 11,055	$ 60,627	$ 369,814
2046	$ 180,000	$ 117,300	$ 10,200	$ 61,839	$ 369,339
2047	$ 190,000	$ 106,950	$ 9,300	$ 63,076	$ 369,326
2048	$ 201,000	$ 96,025	$ 8,350	$ 64,337	$ 369,712
2049	$ 212,000	$ 84,468	$ 7,345	$ 65,624	$ 369,437
2050	$ 224,000	$ 72,278	$ 6,285	$ 66,937	$ 369,499
2051	$ 237,000	$ 59,398	$ 5,165	$ 68,275	$ 369,838
2052	$ 251,000	$ 45,770	$ 3,980	$ 69,641	$ 370,391
2053	$ 265,000	$ 31,338	$ 2,725	$ 71,034	$ 370,096
2054	$ 280,000	$ 16,100	$ 1,400	$ 72,454	$ 369,954
Total	**$ 4,324,000**	**$ 4,704,328**	**$ 414,625**	**$ 1,655,178**	**$ 11,098,130**

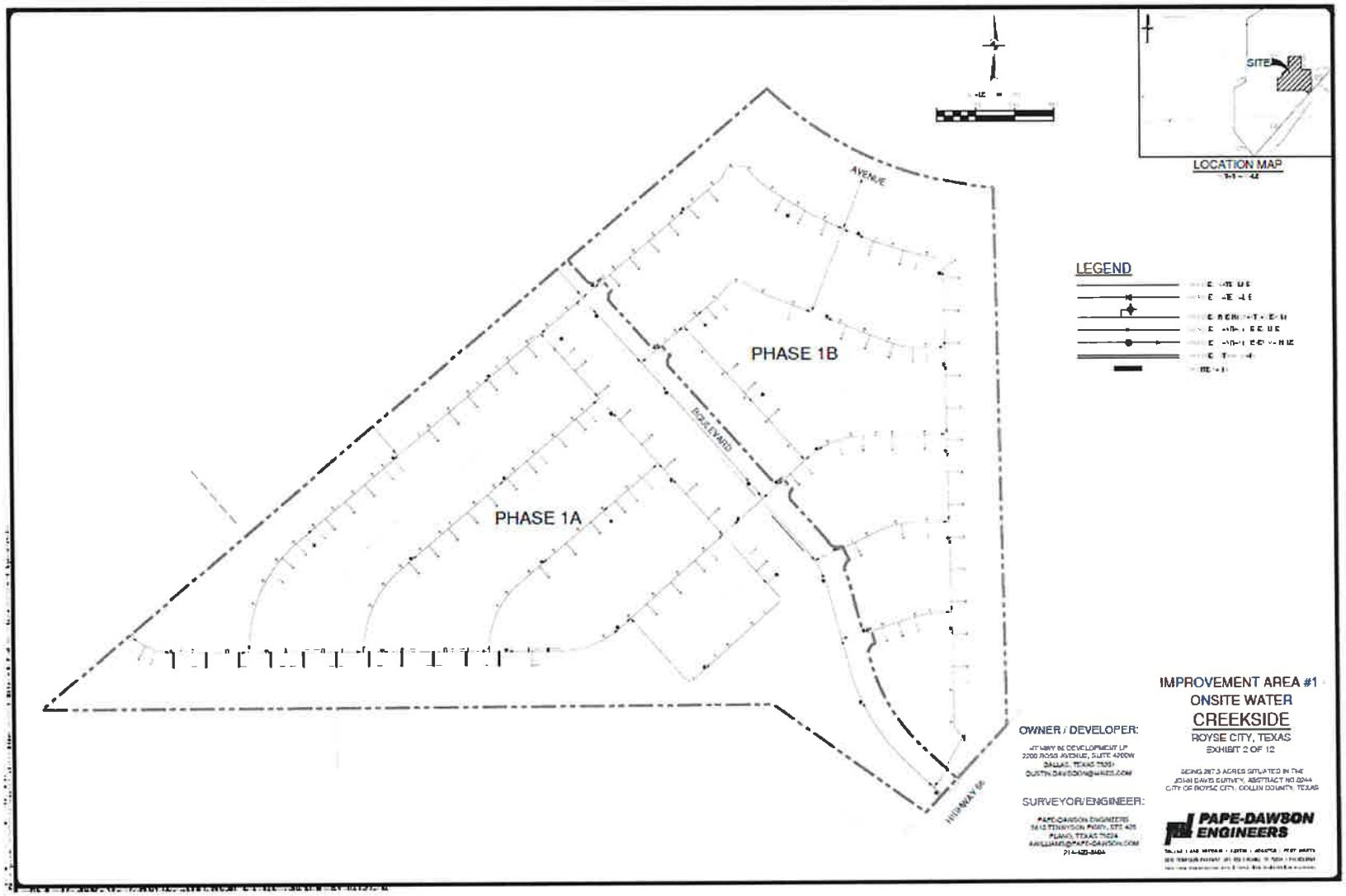
Footnotes:

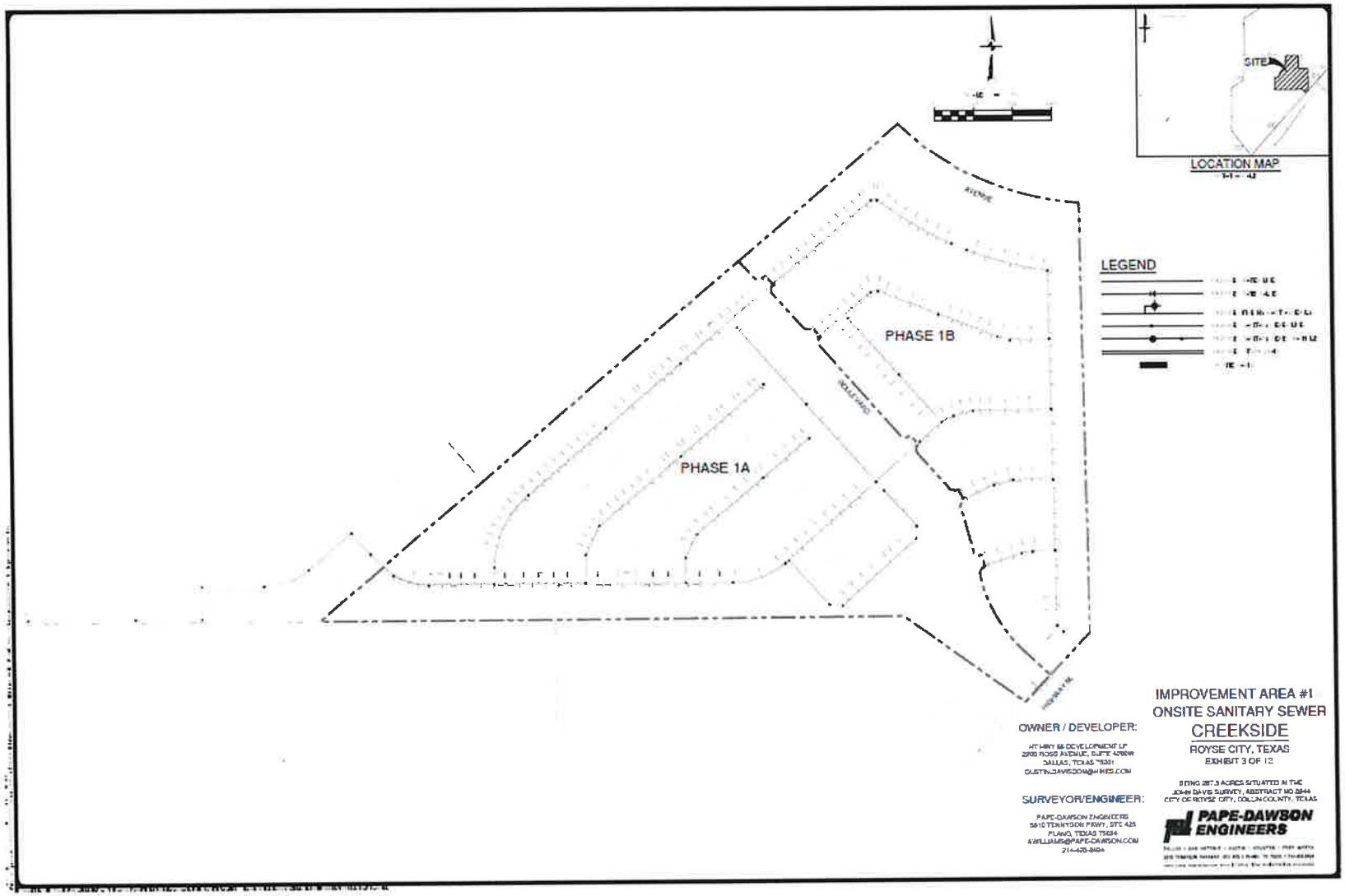
[a] Interest is calculated at the actual rate of the PID Bonds.

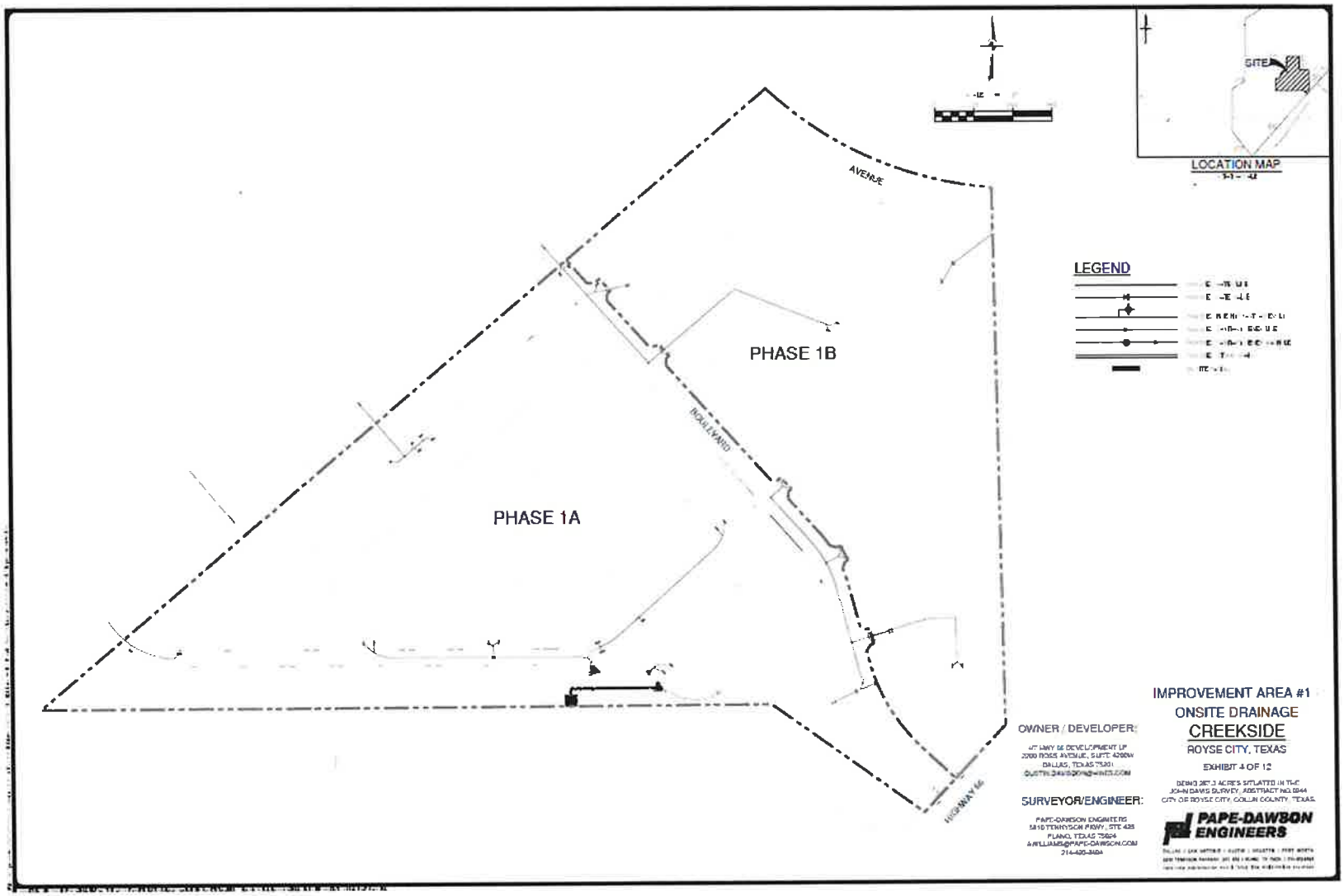
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

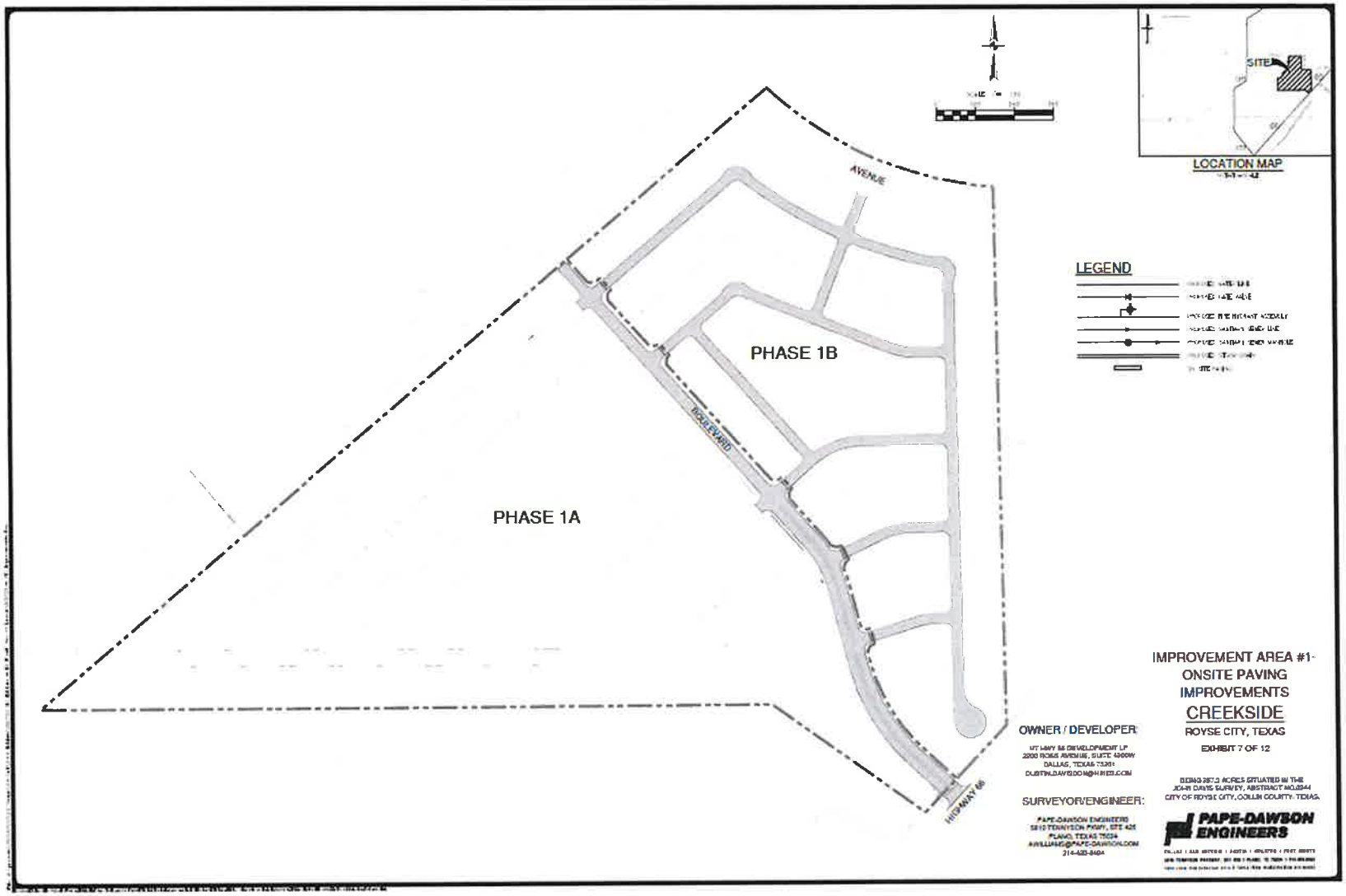
EXHIBIT H-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS




SITE
LOCATION MAP
LEGEND
PHASE 1B
PHASE 1A
AVENUE
BOULEVARD
HIGHWAY 66
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
IMPROVEMENT AREA #1
ONSITE WATER
CREEKSIDE
ROYSE CITY, TEXAS
EXHIBIT 2 OF 12
PAPE-DAWSON ENGINEERS


SITE
LOCATION MAP
LEGEND
PHASE 1B
PHASE 1A
IMPROVEMENT AREA #1
ONSITE SANITARY SEWER
CREEKSIDE
ROYSE CITY, TEXAS
EXHIBIT 3 OF 12
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS


SITE
LOCATION MAP
AVENUE
PHASE 1B
BOULEVARD
PHASE 1A
HIGHWAY 66
LEGEND
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
IMPROVEMENT AREA #1
ONSITE DRAINAGE
CREEKSIDE
ROYSE CITY, TEXAS
EXHIBIT 4 OF 12
PAPE-DAWSON ENGINEERS


SITE
LOCATION MAP
AVENUE
PHASE 1B
BOULEVARD
PHASE 1A
HIGHWAY 66
LEGEND
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS
IMPROVEMENT AREA #1-
ONSITE PAVING
IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
EXHIBIT 7 OF 12
PAPE-DAWSON ENGINEERS

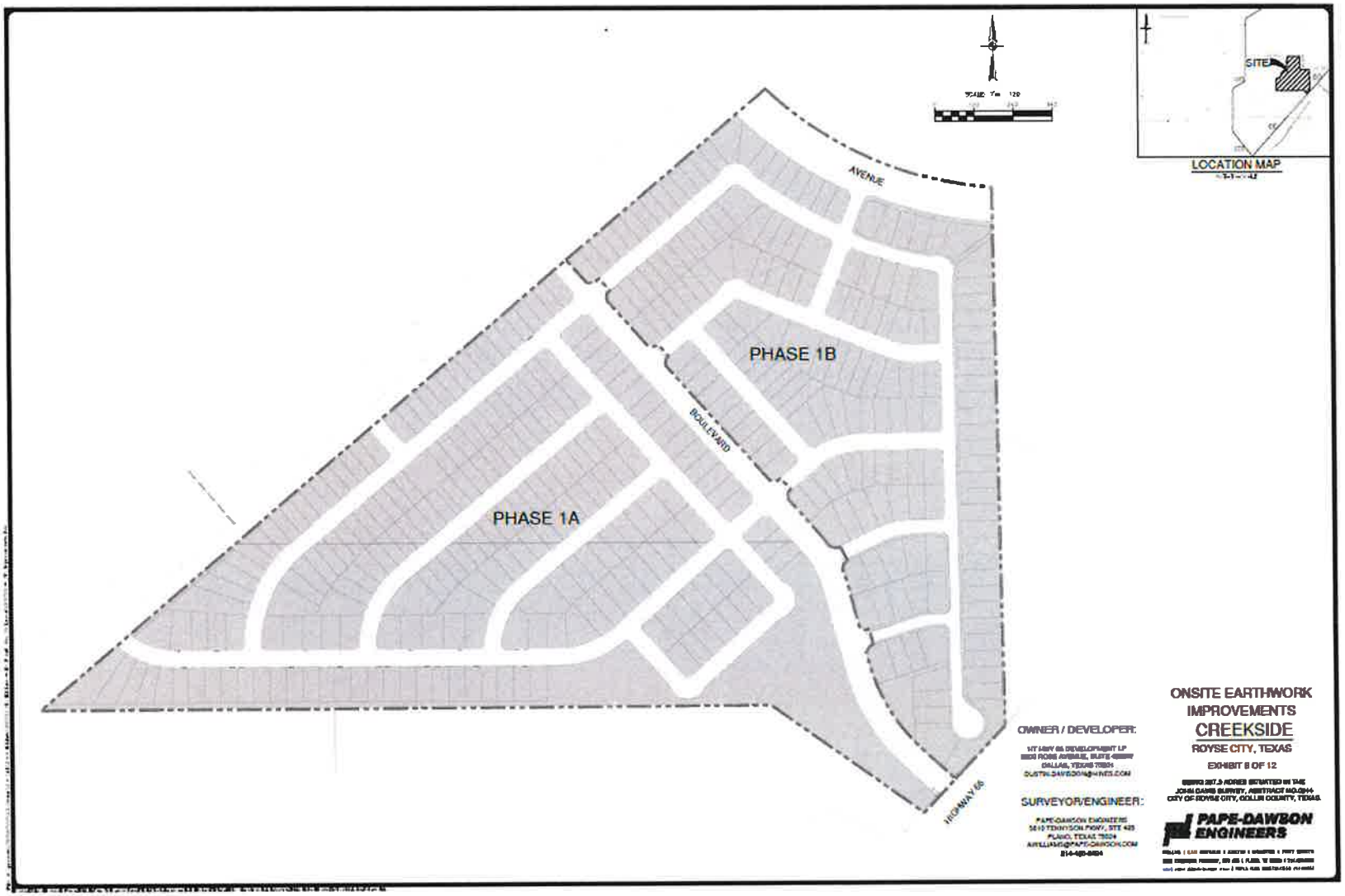
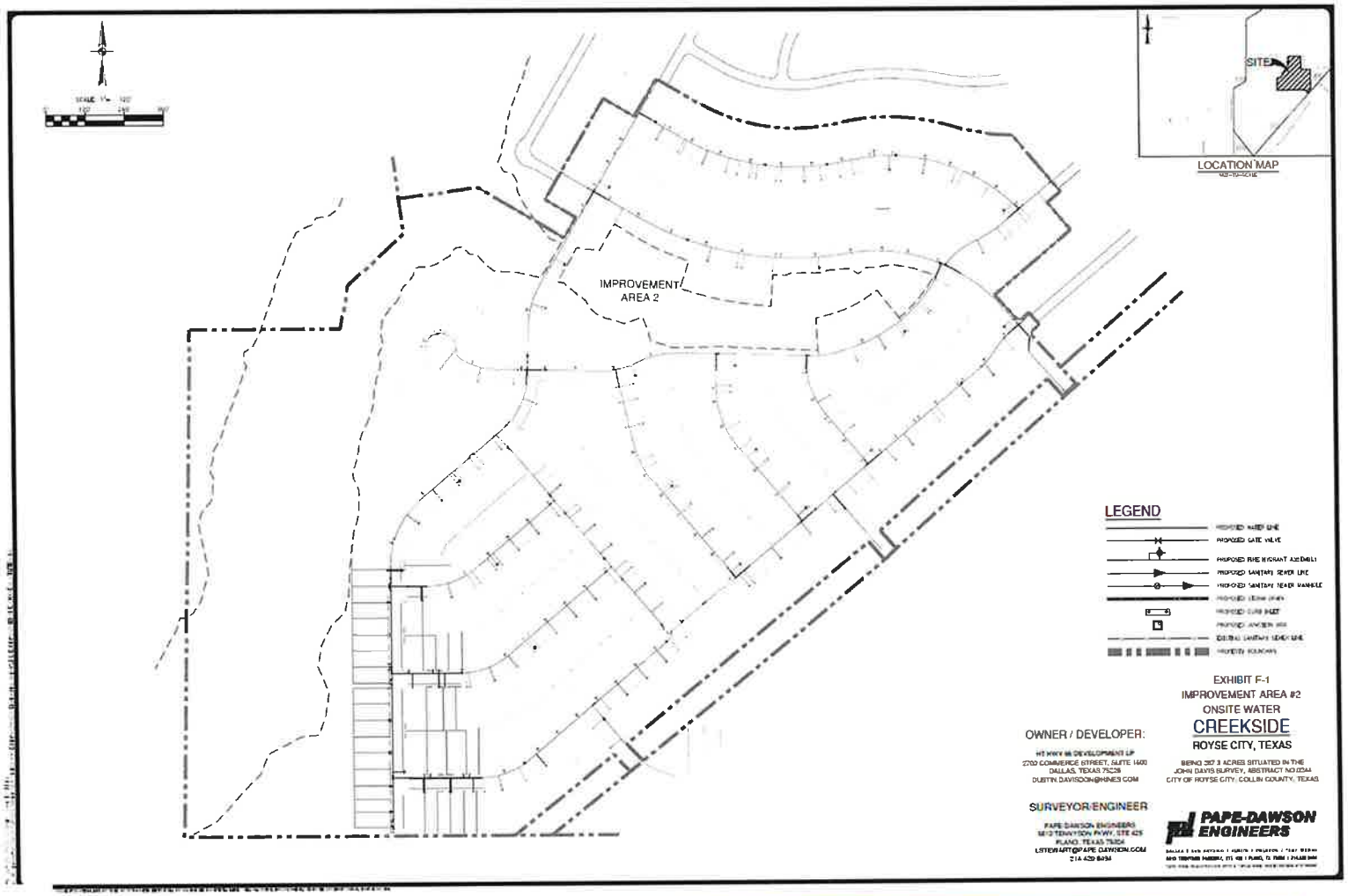
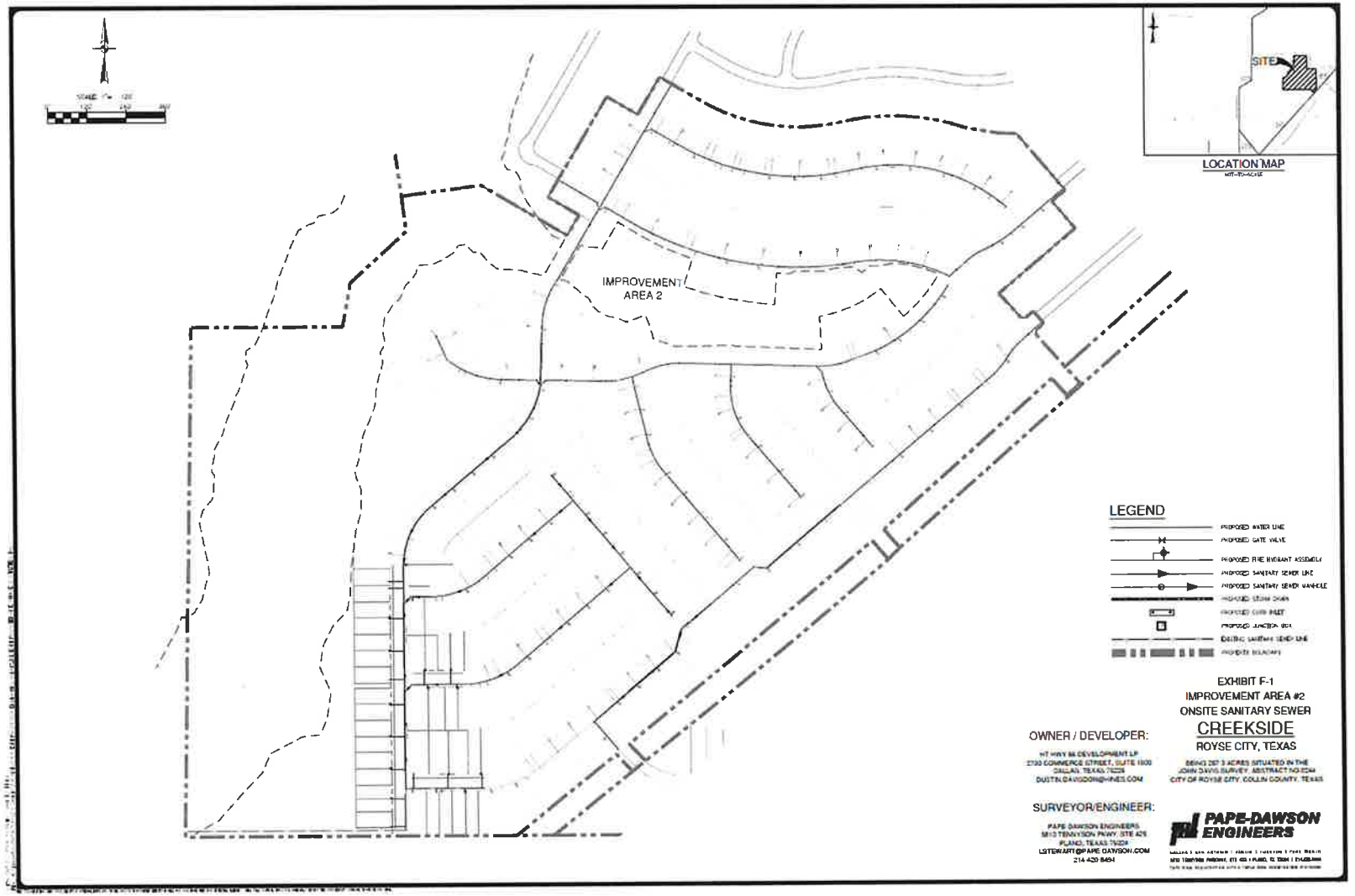
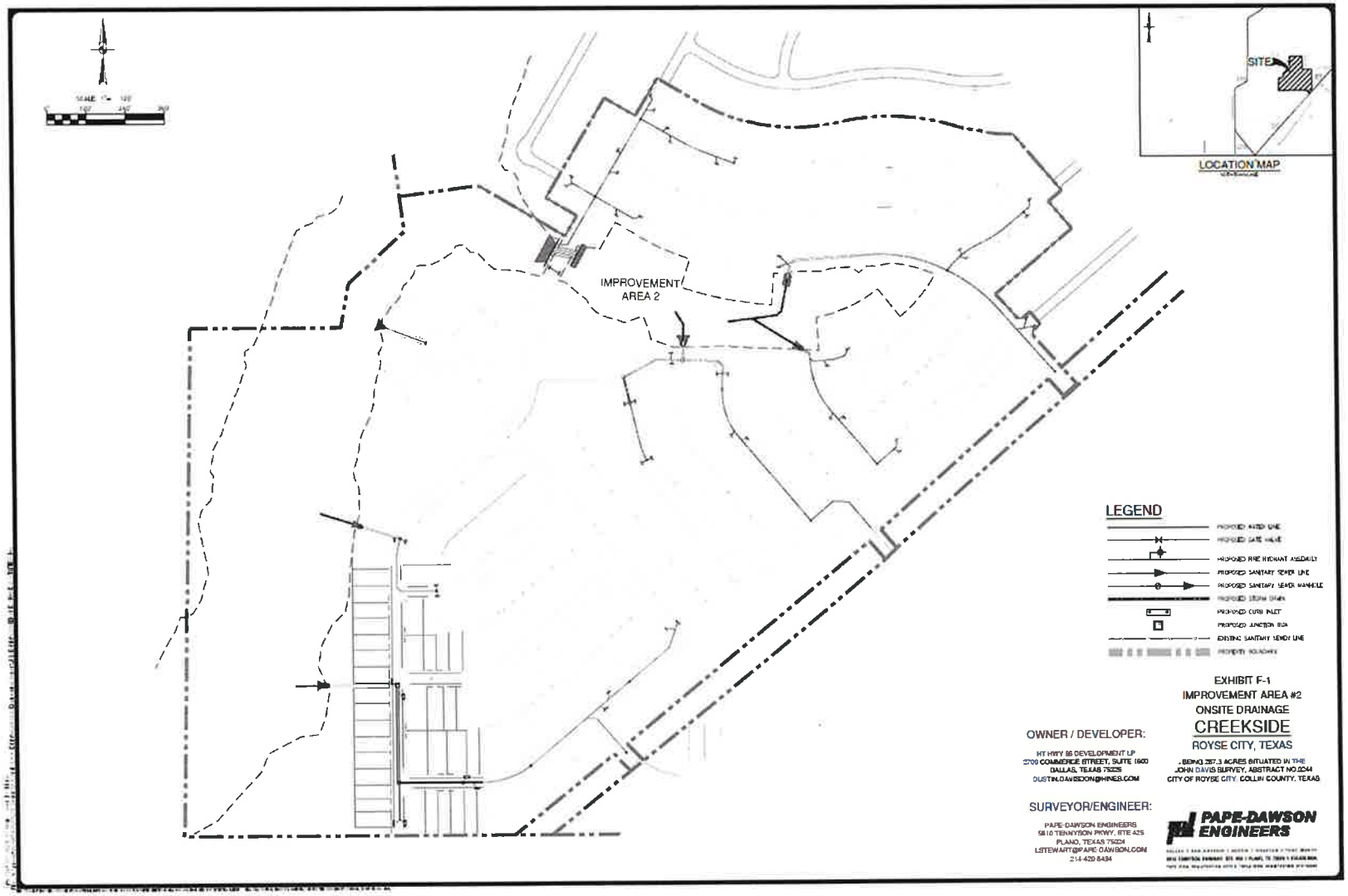
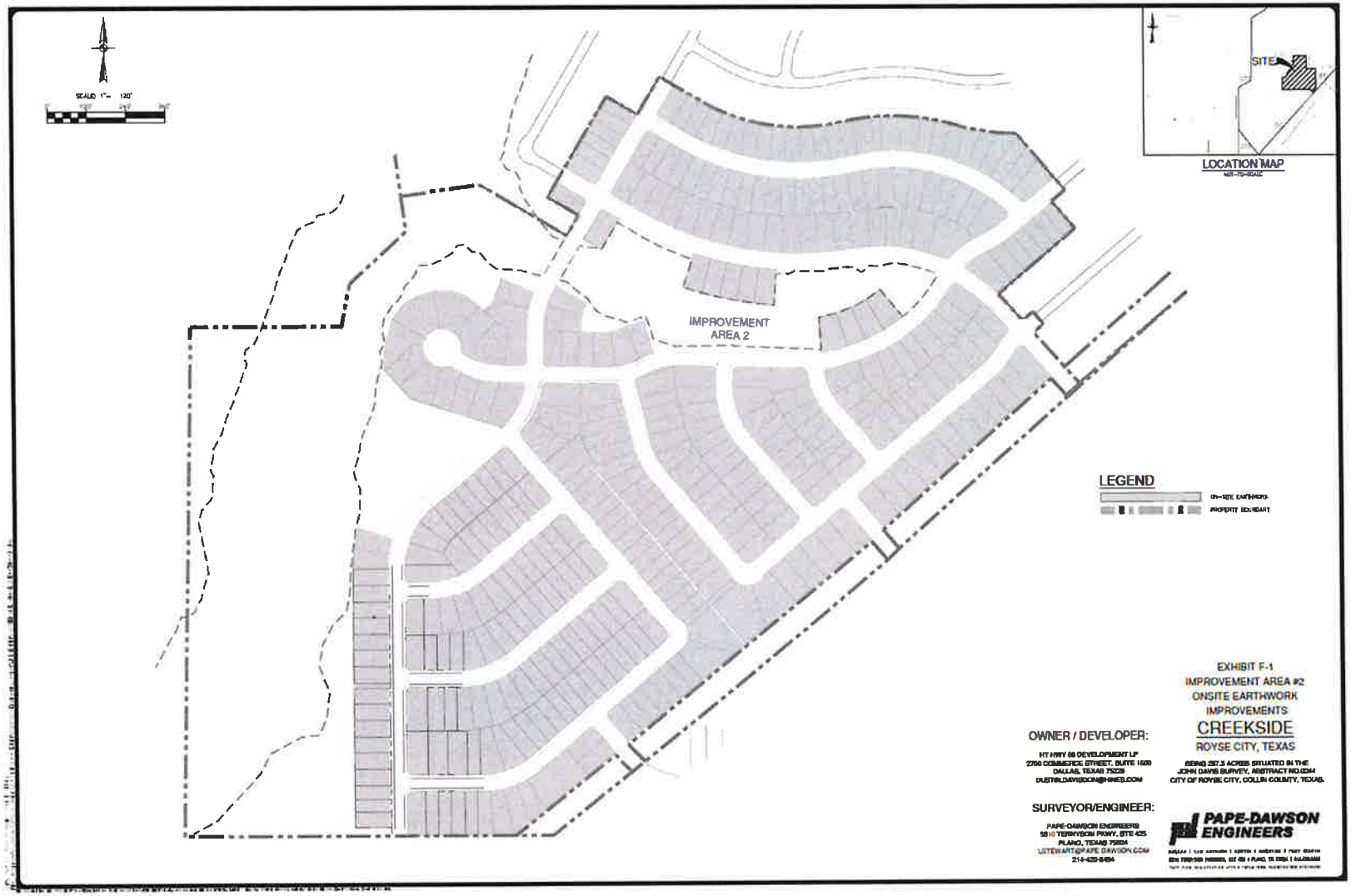

SITE
LOCATION MAP
AVENUE
PHASE 1B
BOULEVARD
PHASE 1A
HIGHWAY 66
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
ONSITE EARTHWORK IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
EXHIBIT 8 OF 12
PAPE-DAWSON ENGINEERS

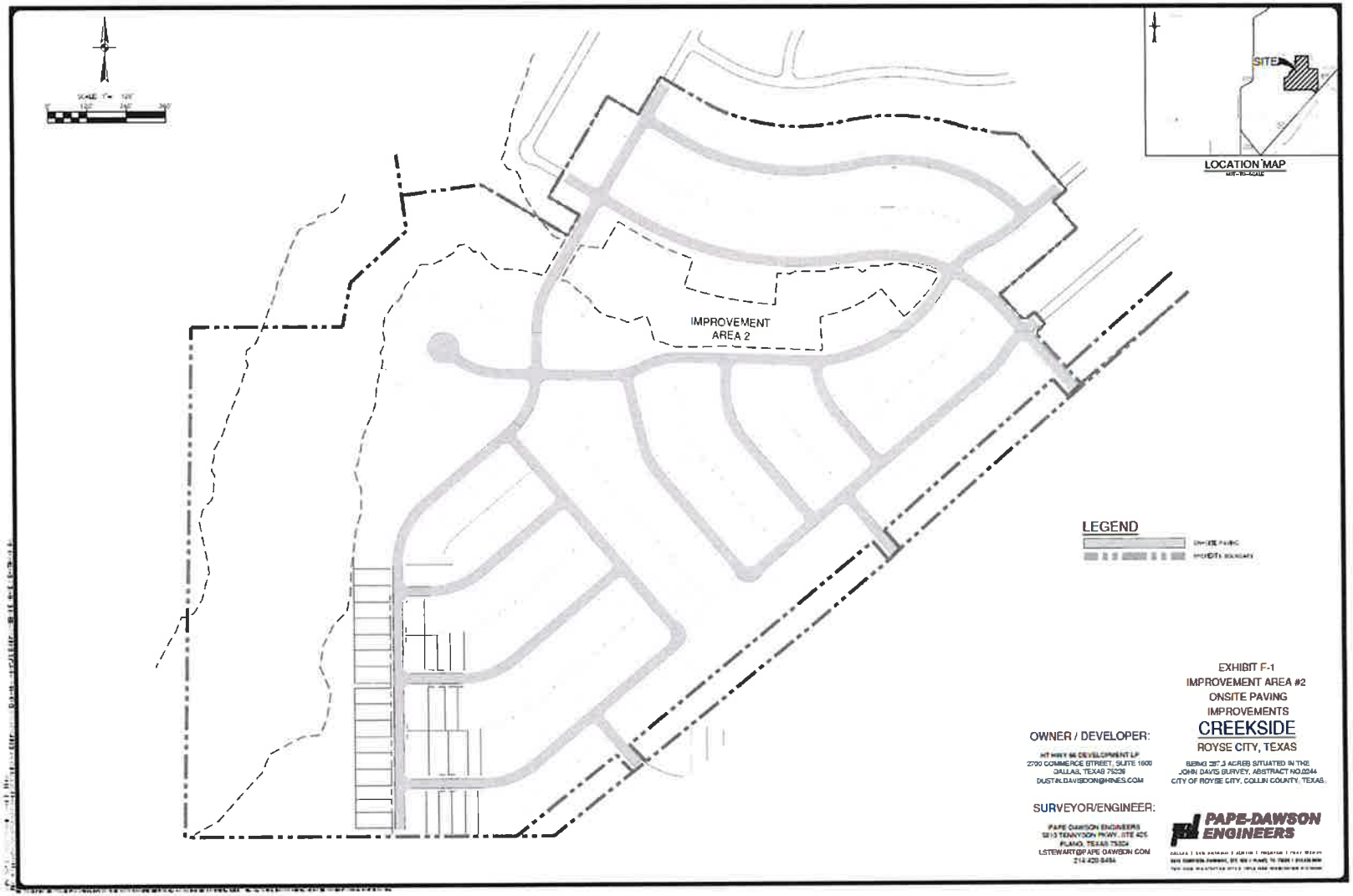
EXHIBIT H-2 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS




IMPROVEMENT AREA 2
SITE
LOCATION MAP
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE SANITARY SEWER
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS


SITE
LOCATION MAP
IMPROVEMENT AREA 2
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE DRAINAGE
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS


SCALED 1"= 120'
SITE
LOCATION MAP
IMPROVEMENT AREA 2
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE EARTHWORK IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
BEING 237.3 ACRES SITUATED IN THE JOHN DAVIS SURVEY, ABSTRACT NO.0244 CITY OF ROYSE CITY, COLLIN COUNTY, TEXAS.
OWNER / DEVELOPER:
HT HWY 66 DEVELOPMENT LP
2700 COMMERCE STREET, SUITE 1600
DALLAS, TEXAS 75226
DUSTIN.DAVIS@KHNES.COM
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS
5510 TERRYSON PKWY., SITE 425
PLANO, TEXAS 75024
LSTEWART@PAPE-DAWSON.COM
214-423-6484
PAPE-DAWSON ENGINEERS


SITE
LOCATION MAP
IMPROVEMENT AREA 2
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE PAVING
IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS

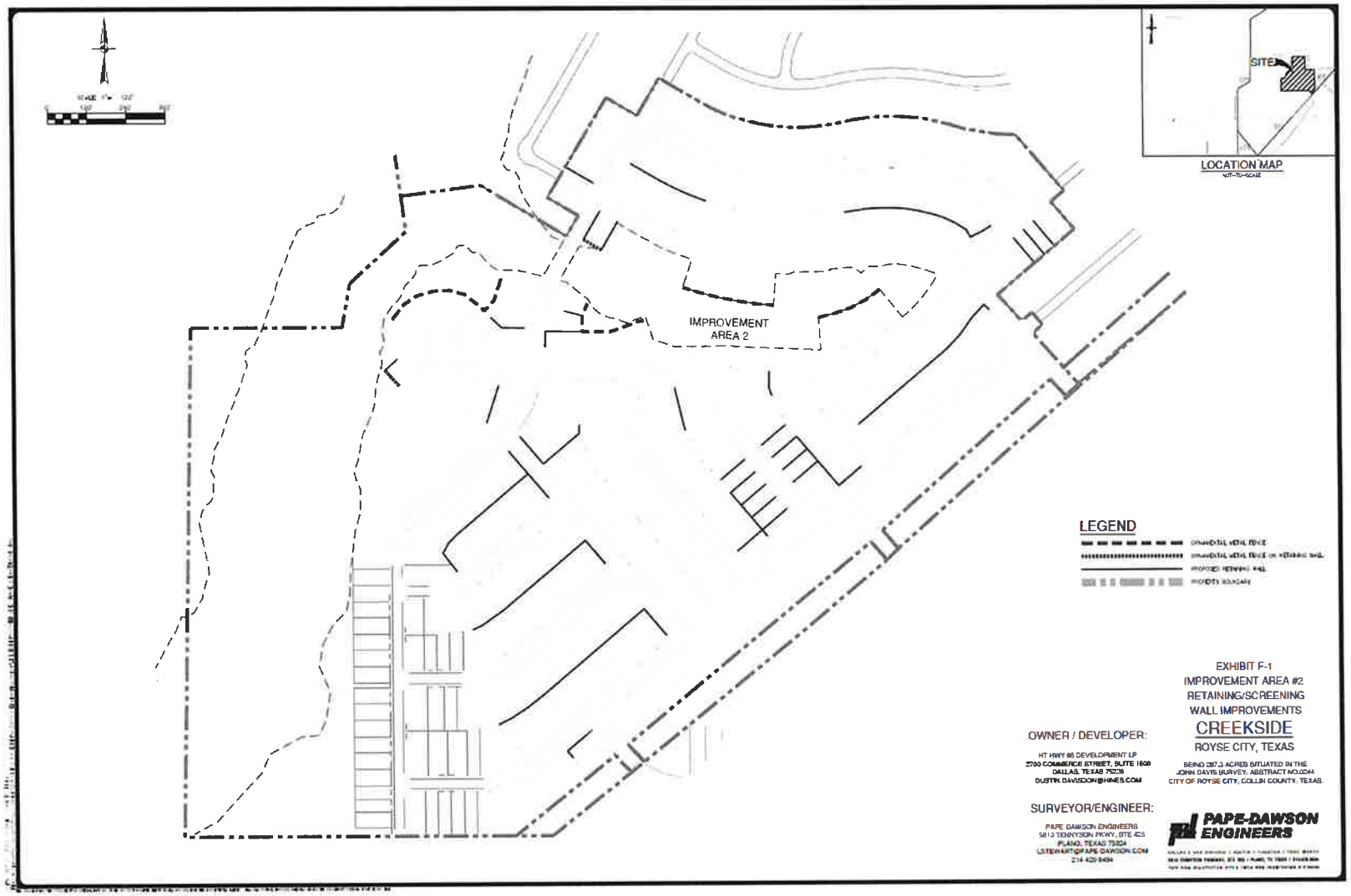

SITE
LOCATION MAP
IMPROVEMENT AREA 2
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
RETAINING/SCREENING
WALL IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS

EXHIBIT I – FORM OF NOTICE OF ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Collin County Clerk's Office
Honorable [County Clerk]
2300 Bloomdale Rd #2106
McKinney, TX 75071

Re: **City of Royse City Lien Release documents for filing**

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of Royse City is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

City of Royse City
Attn: City Secretary
PO Box 638
305 N. Arch Street
Royse City, TX 75189

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
PO Box 638
305 N. Arch Street
Royse City, TX 75189

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	§	
	§	**KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN	§	

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Royse City, Texas, a Texas home rule/ municipality (the "City")

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City, Texas is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the City; and

WHEREAS, on June 23, 2020, the City Council of the City approved Resolution No. 20-06-142R creating the Creekside Public Improvement District (the "District"); and

WHEREAS, the District consists of approximately 287.28 contiguous acres within the corporate limits of the City; and

WHEREAS, on October 27, 2020, the City Council, approved Ordinance No. 20-10-1418, (hereinafter referred to as the "2020 Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Collin County, TX; and

WHEREAS, on May 28, 2024, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "2024 Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Collin County, TX; and

WHEREAS, the [2020/2024] Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

> [legal description], an addition to the City of [City], [County], Texas, according to the map or plat thereof recorded as Instrument No. _____ in the Map Records of Collin County, Texas (the "Property");

and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the City hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that is affects and encumbers the Property.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF ROYSE CITY, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 20__, by the City Manager for the City of Royse City, Texas, a Texas home rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT J-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

$7,485,000

City of Royse City, Texas
Special Assessment Revenue Bonds, Series 2020
(Creekside Public Improvement District Improvement Area #1 Project)

Current Outstanding Debt Service

Part 1 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/15/2024	160,000.00	2.625%	138,553.13	298,553.13	-
09/30/2024	-	-	-	-	298,553.13
03/15/2025	-	-	136,453.13	136,453.13	-
09/15/2025	165,000.00	2.625%	136,453.13	301,453.13	-
09/30/2025	-	-	-	-	437,906.26
03/15/2026	-	-	134,287.50	134,287.50	-
09/15/2026	170,000.00	3.375%	134,287.50	304,287.50	-
09/30/2026	-	-	-	-	438,575.00
03/15/2027	-	-	131,418.75	131,418.75	-
09/15/2027	175,000.00	3.375%	131,418.75	306,418.75	-
09/30/2027	-	-	-	-	437,837.50
03/15/2028	-	-	128,465.63	128,465.63	-
09/15/2028	180,000.00	3.375%	128,465.63	308,465.63	-
09/30/2028	-	-	-	-	436,931.26
03/15/2029	-	-	125,428.13	125,428.13	-
09/15/2029	185,000.00	3.375%	125,428.13	310,428.13	-
09/30/2029	-	-	-	-	435,856.26
03/15/2030	-	-	122,306.25	122,306.25	-
09/15/2030	195,000.00	3.375%	122,306.25	317,306.25	-
09/30/2030	-	-	-	-	439,612.50
03/15/2031	-	-	119,015.63	119,015.63	-
09/15/2031	200,000.00	3.875%	119,015.63	319,015.63	-
09/30/2031	-	-	-	-	438,031.26
03/15/2032	-	-	115,140.63	115,140.63	-
09/15/2032	210,000.00	3.875%	115,140.63	325,140.63	-
09/30/2032	-	-	-	-	440,281.26
03/15/2033	-	-	111,071.88	111,071.88	-
09/15/2033	215,000.00	3.875%	111,071.88	326,071.88	-
09/30/2033	-	-	-	-	437,143.76
03/15/2034	-	-	106,906.25	106,906.25	-
09/15/2034	225,000.00	3.875%	106,906.25	331,906.25	-
09/30/2034	-	-	-	-	438,812.50
03/15/2035	-	-	102,546.88	102,546.88	-
09/15/2035	235,000.00	3.875%	102,546.88	337,546.88	-
09/30/2035	-	-	-	-	440,093.76
03/15/2036	-	-	97,993.75	97,993.75	-
09/15/2036	240,000.00	3.875%	97,993.75	337,993.75	-
09/30/2036	-	-	-	-	435,987.50
03/15/2037	-	-	93,343.75	93,343.75	-
09/15/2037	250,000.00	3.875%	93,343.75	343,343.75	-
09/30/2037	-	-	-	-	436,687.50
03/15/2038	-	-	88,500.00	88,500.00	-
09/15/2038	260,000.00	3.875%	88,500.00	348,500.00	-

$7,485,000

City of Royse City, Texas
Special Assessment Revenue Bonds, Series 2020
(Creekside Public Improvement District Improvement Area #1 Project)

Current Outstanding Debt Service

Part 2 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/30/2038	-	-	-	-	437,000.00
03/15/2039	-	-	83,462.50	83,462.50	-
09/15/2039	270,000.00	3.875%	83,462.50	353,462.50	-
09/30/2039	-	-	-	-	436,925.00
03/15/2040	-	-	78,231.25	78,231.25	-
09/15/2040	280,000.00	3.875%	78,231.25	358,231.25	-
09/30/2040	-	-	-	-	436,462.50
03/15/2041	-	-	72,806.25	72,806.25	-
09/15/2041	295,000.00	4.125%	72,806.25	367,806.25	-
09/30/2041	-	-	-	-	440,612.50
03/15/2042	-	-	66,721.88	66,721.88	-
09/15/2042	305,000.00	4.125%	66,721.88	371,721.88	-
09/30/2042	-	-	-	-	438,443.76
03/15/2043	-	-	60,431.25	60,431.25	-
09/15/2043	320,000.00	4.125%	60,431.25	380,431.25	-
09/30/2043	-	-	-	-	440,862.50
03/15/2044	-	-	53,831.25	53,831.25	-
09/15/2044	330,000.00	4.125%	53,831.25	383,831.25	-
09/30/2044	-	-	-	-	437,662.50
03/15/2045	-	-	47,025.00	47,025.00	-
09/15/2045	345,000.00	4.125%	47,025.00	392,025.00	-
09/30/2045	-	-	-	-	439,050.00
03/15/2046	-	-	39,909.38	39,909.38	-
09/15/2046	360,000.00	4.125%	39,909.38	399,909.38	-
09/30/2046	-	-	-	-	439,818.76
03/15/2047	-	-	32,484.38	32,484.38	-
09/15/2047	375,000.00	4.125%	32,484.38	407,484.38	-
09/30/2047	-	-	-	-	439,968.76
03/15/2048	-	-	24,750.00	24,750.00	-
09/15/2048	395,000.00	4.125%	24,750.00	419,750.00	-
09/30/2048	-	-	-	-	444,500.00
03/15/2049	-	-	16,603.13	16,603.13	-
09/15/2049	410,000.00	4.125%	16,603.13	426,603.13	-
09/30/2049	-	-	-	-	443,206.26
03/15/2050	-	-	8,146.88	8,146.88	-
09/15/2050	395,000.00	4.125%	8,146.88	403,146.88	-
09/30/2050	-	-	-	-	411,293.76
Total	**$7,145,000.00**	-	**$4,533,115.75**	**$11,678,115.75**	-

EXHIBIT J-2 – DEBT SERVICE SCHEDULES FOR IMPROVEMENT AREA #2-B BONDS

Final Numbers

$4,324,000

City of Royse City, Texas

Special Assessment Revenue Bonds, Series 2024

(Creekside Public Improvement District Improvement Area #2-B Project)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	CIF	Net New D/S
09/30/2024	-	-	57,457.05	57,457.05	-	(57,457.05)	-
09/30/2025	65,000.00	5.500%	243,347.50	308,347.50	-	-	308,347.50
09/30/2026	68,000.00	5.500%	239,772.50	307,772.50	-	-	307,772.50
09/30/2027	71,000.00	5.500%	236,032.50	307,032.50	-	-	307,032.50
09/30/2028	74,000.00	5.500%	232,127.50	306,127.50	-	-	306,127.50
09/30/2029	78,000.00	5.500%	228,057.50	306,057.50	-	-	306,057.50
09/30/2030	81,000.00	5.500%	223,767.50	304,767.50	-	-	304,767.50
09/30/2031	85,000.00	5.500%	219,312.50	304,312.50	-	-	304,312.50
09/30/2032	90,000.00	5.500%	214,637.50	304,637.50	-	-	304,637.50
09/30/2033	94,000.00	5.500%	209,687.50	303,687.50	-	-	303,687.50
09/30/2034	99,000.00	5.500%	204,517.50	303,517.50	-	-	303,517.50
09/30/2035	104,000.00	5.500%	199,072.50	303,072.50	-	-	303,072.50
09/30/2036	109,000.00	5.500%	193,352.50	302,352.50	-	-	302,352.50
09/30/2037	114,000.00	5.500%	187,357.50	301,357.50	-	-	301,357.50
09/30/2038	120,000.00	5.500%	181,087.50	301,087.50	-	-	301,087.50
09/30/2039	126,000.00	5.500%	174,487.50	300,487.50	-	-	300,487.50
09/30/2040	133,000.00	5.500%	167,557.50	300,557.50	-	-	300,557.50
09/30/2041	139,000.00	5.500%	160,242.50	299,242.50	-	-	299,242.50
09/30/2042	147,000.00	5.500%	152,597.50	299,597.50	-	-	299,597.50
09/30/2043	154,000.00	5.500%	144,512.50	298,512.50	-	-	298,512.50
09/30/2044	162,000.00	5.500%	136,042.50	298,042.50	-	-	298,042.50
09/30/2045	171,000.00	5.750%	127,132.50	298,132.50	-	-	298,132.50
09/30/2046	180,000.00	5.750%	117,300.00	297,300.00	-	-	297,300.00
09/30/2047	190,000.00	5.750%	106,950.00	296,950.00	-	-	296,950.00
09/30/2048	201,000.00	5.750%	96,025.00	297,025.00	-	-	297,025.00
09/30/2049	212,000.00	5.750%	84,467.50	296,467.50	-	-	296,467.50
09/30/2050	224,000.00	5.750%	72,277.50	296,277.50	-	-	296,277.50
09/30/2051	237,000.00	5.750%	59,397.50	296,397.50	-	-	296,397.50
09/30/2052	251,000.00	5.750%	45,770.00	296,770.00	-	-	296,770.00
09/30/2053	265,000.00	5.750%	31,337.50	296,337.50	-	-	296,337.50
09/30/2054	280,000.00	5.750%	16,100.00	296,100.00	(308,347.50)	-	(12,247.50)
Total	$4,324,000.00	-	$4,761,784.55	$9,085,784.55	(308,347.50)	(57,457.05)	$8,719,980.00

2024 Creekside PID #2-B (| SINGLE PURPOSE | 5/28/2024 | 11:32 AM

Specialized Public Finance Inc.
Dallas, Texas

Page 9

EXHIBIT K-1 – DISTRICT LEGAL DESCRIPTION

Legal Description of the Property

(approx. 287.3 acres)

BEING a tract of land situated in the John Davis Survey, Abstract No. 244, Collin County, Texas, and being all of a tract of land described in Special Warranty Deed to Criswell College, a Texas non-profit corporation, recorded in Instrument Number 20080122000077430 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and also being all of a tract of land described in Special Warranty Deed to Richard Donaho and Sandra Davis Donaho, recorded in Volume 4847, Page 2543 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2-inch iron rod with yellow cap stamped "RSCI RPLS 5034" (controlling monument) for the southeast corner of said Richard Donaho and Sandra Davis Donaho tract and the east most southwest corner of said Criswell College tract, said point also being in the north line of a tract of land described in a Warranty Deed to Sandra Davis Donaho, recorded in Volume 3936, Page 1409 of the D.R.C.C.T.;

THENCE, South 89 degrees 46 minutes 02 seconds West, along the south line of said Richard Donaho and Sandra Davis Donaho tract and the north line of said Sandra Davis Donaho tract, a distance of 462.35 feet to a found 1/2-inch iron rod (controlling monument) and being the northeast corner of a tract of land described in a Special Waimnty Deed to Daphne Fikes, et al. described as Tract 1, recorded in Instrument No. 20170216000209060, O.P.R.C.C.T.;

THENCE, South 89 degrees 53 minutes 30 seconds West, continuing along the south line of said Richard Donaho and Sandra Davis Donaho tract and the north line of said Tract 1, a distance of 2,038.01 feet to a found 1/2-inch iron rod (controlling monument) for the southwest corner of said Richard Donaho and Sandra Davis Donaho tract and the northwest corner of said Tract 1, said point also being a point in the east line of a tract of land described in Correction General Warranty Deed to JCMJ Service 1, LLC, described as Parcel 2, recorded in Instrument Number 20180103001350630 of the O.P.R.C.C.T.;

THENCE, North 01 degree 02 minutes 36 seconds East, along the east line of said Parcel 2 and JCMJ Service 1, LLC tracts, described as Parcels 3 and 4 (Instrument No. 20181030001350630, O.P.R.C.C.T.) and the west line of said Richard Donaho and Sandra Davis Donaho tract, a distance of 1,568.06 feet to a found 1/2-inch iron rod with a yellow cap stamped "RSCI RPLS 5034" (controlling monument) for the northwest corner of said Richard Donaho and Sandra Davis Donaho tract and the northeast corner of said parcel 4 of said JCMJ Service 1, LLC tract, and being the southwest corner of a tract of land described in a Warranty Deed with Vendor's Lien to Curt Houseworth and Karla D. Houseworth, recorded in Instrument 20151027001356270 of the O.P.R.C.C.T., said point also being the southeast corner of a tract of land described in a Trustee's Deed to Dr. Joshy Abraham, described as Parcel 6, recorded in Instrument Number 20170803001030890 of the O.P.R.C.C.T.;

THENCE, North 89 degrees 51 minutes 33 seconds East, along the north line of said Richard Donaho and Sandra Davis Donaho tract and the south line of said Curt Houseworth and Karla D. Houseworth tract, passing at a distance of 404.32 feet, the center of Sabine Creek branch, in all, a total distance of 464.66 to a found 1/2-inch iron rod with yellow cap stamped "CCG INC RPLS 5129" (controlling monument), said point also being the southeast comer of said Curt Houseworth and Karla D. Houseworth and the most westerly southwest comer of said Criswell College tract;

THENCE, along the meanders of said Sabine Creek branch, the following bearings and distances;

North 10 degrees 13 minutes 42 seconds East, a distance of 137.17 feet;

North 47 degrees 29 minutes 15 seconds East, a distance of 235.24 feet;

North 07 degrees 48 minutes 39 seconds West, a distance of 347.73 feet;

South 81 degrees 49 minutes 35 seconds East, a distance of 133.70 feet;

North 24 degrees 02 minutes 02 seconds East, a distance of 234.52 feet;

North 59 degrees 04 minutes 19 seconds East, a distance of 279.97 feet;

North 06 degrees 26 minutes 08 seconds East, a distance of 433.96 feet;

North 55 degrees 37 minutes 34 seconds East, a distance of 210.10 feet;

South 56 degrees 04 minutes 07 seconds East, a distance of 67.15 feet;

North 09 degrees 48 minutes 25 seconds East, a distance of 216.40 feet;

North 29 degrees 27 minutes 17 seconds West, a distance of 142.74 feet;

North 43 degrees 12 minutes 24 seconds West, a distance of 77.48 feet;

North 02 degrees 18 minutes 44 seconds West, a distance of 91.45 feet;

North 44 degrees 06 minutes 10 seconds West, a distance of 77.55 feet;

South 85 degrees 36 minutes 20 seconds East, a distance of 149.28 feet;

North 09 degrees 00 minutes 42 seconds East, a distance of 104.26 feet;

North 35 degrees 28 minutes 22 seconds East, a distance of 113.48 feet;

North 42 degrees 13 minutes 17 seconds West, a distance of 110.18 feet;

North 00 degrees 25 minutes 00 seconds East, a distance of 73.91 feet;

South 82 degrees 08 minutes 41 seconds West, a distance of 58.19 feet;

North 23 degrees 42 minutes 44 seconds East, a distance of 142.21 feet;

South 77 degrees 34 minutes 27 seconds East, a distance of 28.05 feet;

North 10 degrees 24 minutes 27 seconds West, a distance of 150.29 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON", said point being in the center of County Road 677 and being the northwest corner of said Criswell College tract;

THENCE, South 89 degrees 19 minutes 20 seconds East, along the centerline of said County Road 677 and the north line of said Criswell College tract, a distance of 1,545.23 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON" in the center of the intersection of said County Road 677 and County Road 678, said point also being the northeast corner of said Criswell College tract, from which a found 60d nail bears South 64 degrees 49 minutes 55 seconds West - 9.39 feet;

THENCE, South 00 degrees 27 minutes 46 seconds East, along the centerline of said County Road 678 and the most northerly east line of said Criswell College tract, a distance of 1,600.06 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON" in the center of County Road 678, and being an inner ell corner of said Criswell College tract, from which a found 5/8-inch iron rod bears South 66 degrees 42 minutes 03 seconds West - 13.24 feet;

THENCE, South 89 degrees 27 minutes 31 seconds East, along the centerline of said County Road 678, a distance of 1,096.27 feet, to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON" for the most easterly northeast corner of said Criswell College tract, from which a found 1/2-inch iron rod bears South 00 degrees 59 minutes 29 seconds West - 19.43 feet;

THENCE, South 00 degrees 59 minutes 29 seconds East, departing the centerline of said County Road 678 and along the east line of said Criswell College tract, a distance of 2,632.01 feet to a found 1/2-inch iron rod with yellow cap stamped "RSCI RPLS 5034" (controlling monument) for the southeast corner of said Criswell College tract and on the northwesterly right-of-way line of State Highway 66;

THENCE, South 43 degrees 09 minutes 45 seconds West, along the northwesterly right-of-way line of said State Highway 66 and the southerly line of said Criswell College tract, a distance of 368.36 feet to a found 1/2-inch iron rod with yellow cap stamped "RSCI RPLS 5034" (controlling monument), for an angle point in the southerly line of said Criswell College tract;

THENCE, North 54 degrees 25 minutes 52 seconds West, departing the northwesterly line of said State Highway 66 and continuing along the southerly line of said Criswell College tract, a distance of 576.56 feet to a found 1/2-inch iron rod with yellow cap stamped "RSCI RPLS 5034" (controlling monument), said point being an angle point on the southerly line of said Criswell College tract and on the north line of said Sandra Davis Donaho tract;

THENCE, South 89 degrees 44 minutes 05 seconds West, along the north line of said Sandra Davis Donaho tract and the south line of said Criswell College tract, a distance of 881.26 feet to the **POINT OF BEGINNING**, and **CONTAINING** 287.3 Acres or 12,515,574 Square Feet of land more or less, and being described in accordance with a survey made on ground and accompanied by an exhibit or survey map prepared under job number 70097-00 by Pape Dawson Engineers, Inc.

EXHIBIT K-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

PAPE-DAWSON ENGINEERS

CREEKSIDE IMPROVEMENT AREA #1
METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the John Davis Survey, Abstract No. 244, Collin County, Texas, and being a portion of a tract of land described in a General Warranty Deed to HT Hwy 66 Development LP, recorded in Instrument Number 20191108001420620 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and also being a portion of a tract of land described in a General Warranty Deed to HT Hwy 66 Development LP, recorded in Instrument Number 20191108001420630 of the O.P.R.C.C.T. and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2-inch iron rod with yellow cap stamped "RSCI RPLS 5034" (controlling monument) for the southeast corner of said HT Hwy 66 Development LP tract (Instrument Number 20191108001420620) and the east most southwest corner of said HT Hwy 66 Development LP tract (Instrument Number 20191108001420630), said point also being in the north line of a tract of land described in a Warranty Deed to Sandra Davis Donaho, recorded in Volume 3936, Page 1409 of the Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE, South 89 degrees 46 minutes 02 seconds West, along the south line of said HT Hwy 66 Development LP tract (Instrument Number 20191108001420620) and the north line of said Sandra Davis Donaho tract, a distance of 462.35 feet to a found 1/2-inch iron rod (controlling monument) and being the northeast corner of a tract of land described in a Special Warranty Deed to Daphne Fikes, et al. described as Tract 1, recorded in Instrument No. 20170216000209060 of the O.P.R.C.C.T.;

THENCE, South 89 degrees 53 minutes 30 seconds West, continuing along the south line of said HT Hwy 66 Development LP tract and the north line of said Tract 1, a distance of 905.85 feet;

THENCE, departing the south line of said HT Hwy 66 Development LP tract and the north line of said Tract 1, over and across said HT Hwy 66 Development LP tract (Instrument Number 20191108001420620) and HT Hwy 66 Development LP tract (Instrument Number 20191108001420630), the following courses and distances;

North 49 degrees 38 minutes 07 seconds East, a distance of 2,947.72 feet to the beginning of a non-tangent curve to the left, having a radius of 1,140.00 feet, a central angle of 38 degrees 57 minutes 34 seconds, subtended by a 760.32-foot chord which bears South 66 degrees 12 minutes 21 seconds East;

TBPE Firm Registration #470 | TBPLS Firm Registration #10194390
Dallas | San Antonio | Austin | Houston | Fort Worth
Transportation | Water Resources | Land Development | Surveying | Environmental
5810 Tennyson Pkwy., Suite 425, Plano, TX 75024 T: 214.420.8494 www.Pape-Dawson.com

Along said curve to the left, an arc distance of 775.16 feet to a point on the east line of said HT Hwy 66 Development LP tract (Instrument Number 20191108001420630);

THENCE, South 00 degrees 59 minutes 29 seconds East, along the east line of said HT Hwy 66 Development LP tract (Instrument Number 20191108001420630), a distance of 1,661.61 feet to a found 1/2-inch iron rod with yellow cap stamped "RSCI RPLS 5034" (controlling monument) for the southeast corner of said HT Hwy 66 Development LP tract (Instrument Number 20191108001420630), same being a point on the northwesterly right-of-way line of State Highway 66;

THENCE, South 43 degrees 09 minutes 45 seconds West, along the northwesterly right-of-way line of said State Highway 66 and the southerly line of said HT Hwy 66 Development LP tract (Instrument Number 20191108001420630), a distance of 368.36 feet to a found 1/2-inch iron rod with yellow cap stamped "RSCI RPLS 5034" (controlling monument), for an angle point in the southerly line of said HT Hwy 66 Development LP tract(Instrument Number 20191108001420630);

THENCE, North 54 degrees 25 minutes 52 seconds West, departing the northwesterly line of said State Highway 66 and continuing along the southerly line of said HT Hwy 66 Development LP tract, a distance of 576.56 feet to a found 1/2-inch iron rod with yellow cap stamped "RSCI RPLS 5034" (controlling monument), said point being an angle point on the southerly line of said HT Hwy 66 Development LP tract (Instrument Number 20191108001420630) and on the north line of said Sandra Davis Donaho tract;

THENCE, South 89 degrees 44 minutes 05 seconds West, along the north line of said Sandra Davis Donaho tract and the south line of said HT Hwy 66 Development LP tract(Instrument Number 20191108001420630), a distance of 881.26 feet to the **POINT OF BEGINNING**, and **CONTAINING** 79.68 Acres or 3,471,044 Square Feet of land more or less, and being described in accordance with a survey made on ground and accompanied by an exhibit or survey map prepared under job number **70097-11** by Pape Dawson Engineers, Inc.

Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (NA2011) epoch 2010.00.

PAPE-DAWSON ENGINEERS

This document was prepared under 22 TAC §663.21, it does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

For Pape Dawson Engineers:



Marcos A. Madrid
Registered Professional Land Surveyor
Texas Registration No. 6740
Firm Registration No. 10194390
Pape Dawson Engineers
5810 Tennyson Parkway, Suite 425
Plano, Texas 75024
Tele. 214-420-8494
Email: mmadrid@pape-dawson.com

Certification Date: March 5, 2020

APPENDIX A – ENGINEER'S REPORT

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PAPE-DAWSON ENGINEERS

October 27, 2023

Re: Engineer's Report
Creekside Development
City of Royse City, Texas

Introduction:
Creekside is a proposed single-family development encompassing approximately 287.3 contiguous acres and is anticipated to include approximately 1,112 single-family homes. The development is located northwest of the intersection of SH 66 and FM 2642 and immediately southwest of the intersection of CR 677 and CR 678 in Royse City, Texas, as depicted in Exhibit A-1. This Engineer's Report includes documents requested by the City of Royse City for the formation of the PID and issuance of bonds by the City. Bonds are anticipated to be used to finance public infrastructure projects vital to development within the PID.

Development Costs:
A table of projected costs has been prepared for Improvement Area #2 Off-Site/On-Site and Major/Private infrastructure and is included in Exhibit B.

Development Improvements:
Development improvements have been separated into Improvement Area #2 Improvements and Major Improvements. Improvement Area #2 Improvements will be included in the PID.

Improvement Area #2 Improvements are depicted in Exhibit F-1. Major Improvements are depicted in Exhibit F-2.

Development Schedule:
Design Stage
The Development Agreement, Master Plat for the entire development, and Preliminary Plats for Improvement Area #2 have been approved by the City of Royse City.

Construction Stage
The second phase of Creekside Direct and Master Improvements has started with final acceptance in April 2024.

Sincerely,

Lance Stewart, P.E.
Senior Project Manager

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 214-420-8494 address: 5810 TENNYSON PARKWAY, SUITE 425 PLANO, TX 75024 website: PAPE-DAWSON.COM
Dallas | San Antonio | Austin | Houston | Fort Worth Texas Engineering Firm #470 Texas Surveying Firm #10194390

CREEKSIDE PHASE 2

Opinion of Probable Cost
10/27/2023

Prepared By:
Pape-Dawson Engineers, Inc.
5810 Tennyson Parkway, Suite 425
Plano, Texas 75024
214-420-8494

SUMMARY

DIVISION	PID	PRIVATE	TOTAL
A. ONSITE EARTHWORK	$ -	$ 2,643,099	$ 2,643,099
B. ONSITE PAVING	$ 928,951	$ 3,614,757	$ 4,543,708
C. ONSITE WATER	$ 1,744,424	$ -	$ 1,744,424
D. ONSITE SANITARY SEWER	$ 2,248,947	$ -	$ 2,248,947
E. ONSITE DRAINAGE	$ 2,377,152	$ -	$ 2,377,152
F. MISCELLANEOUS	$ -	$ 902,085	$ 902,085
G. MAJOR SEWER IMPROVEMENTS	$ -	$ 3,630,439	$ 3,630,439
H. AVENUE C PAVING IMPROVEMENTS		$ 697,582	$ 697,582
I. AVENUE C WATER IMPROVEMENTS		$ 261,382	$ 261,382
J. AVENUE C DRAINAGE IMPROVEMENTS	$ -	$ 246,516	$ 246,516
SUB-TOTAL	$ 7,299,474	$ 11,995,859	$ 19,295,333
CONTINGENCY (10%)	$ 729,947	$ 1,199,586	$ 1,929,533
ENGINEERING AND SURVEY (10%)	$ 729,947	$ 1,199,586	$ 1,929,533
INSPECTION AND TESTING (2%)	$ 145,989	$ 239,917	$ 385,907
MOBILIZATION (1%)	$ 72,995	$ 119,959	$ 192,953
TOTAL	**$ 8,978,353**	**$ 14,754,907**	**$ 23,733,260**
COST PER LOT	**$ 25,009**	**$ 41,100**	**$ 66,109**
COST PER ACRE	**$ 124,699**	**$ 204,929**	**$ 329,628.61**

	PID	PRIVATE	
	100%	0%	
PID REIMBURSEMENT:	**$ 8,978,352.91**	**$ -**	**$ 8,978,352.91**

Within the Improvement Area #2.

- Onsite Paving

  Improvements including subgrade stabilization (includes lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each lot within the Improvement Area #2.

- Onsite Water

  Improvements including trench excavation and embedment, trench safety, PVC piping, (gate valves, air release valves, irrigation meters, automatic flushing valves, fire hydrant assemblies), manholes, service connections, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide water service to all lots within Improvement Area #2.

- Onsite Sanitary Sewer

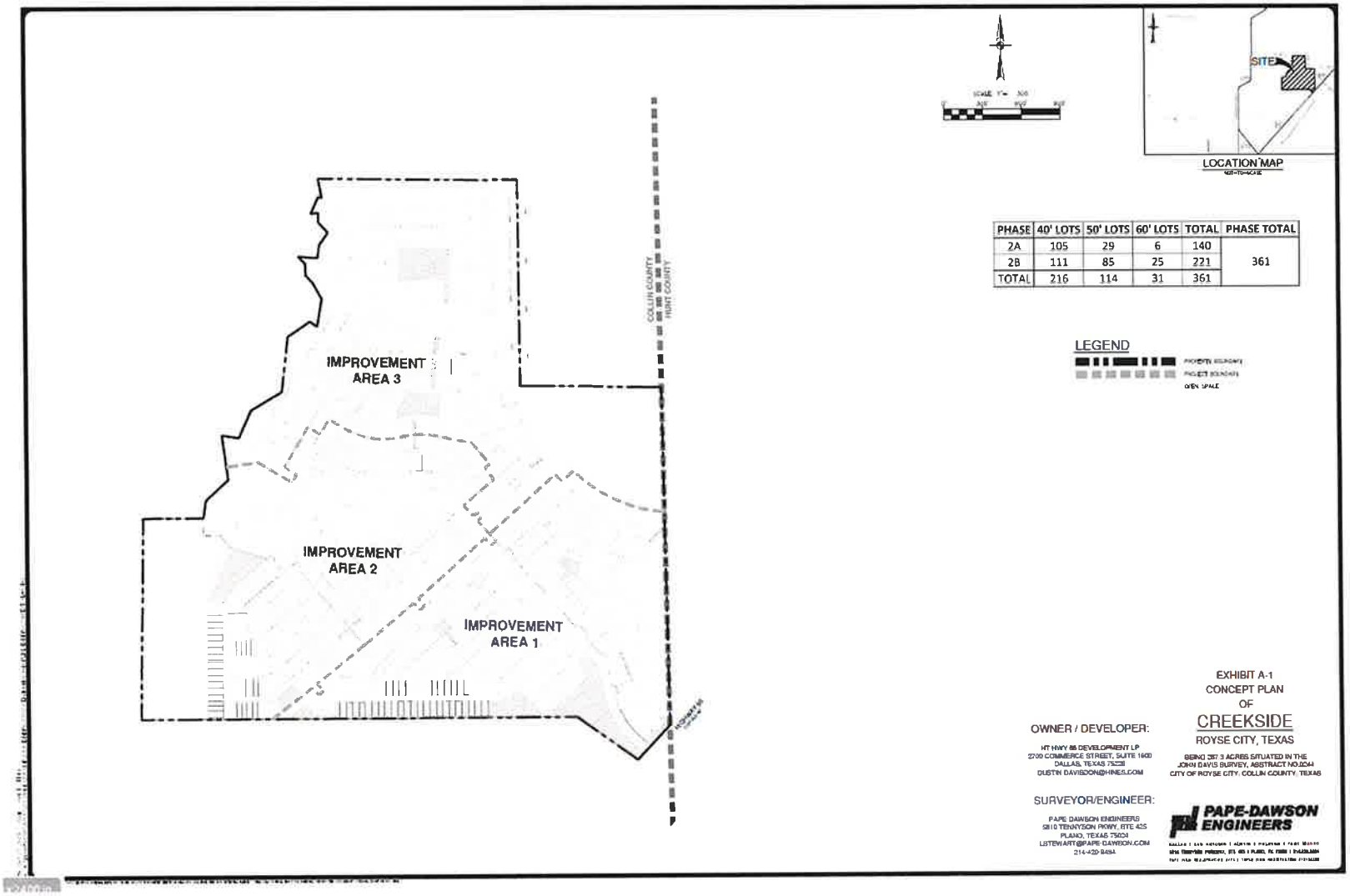
  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide wastewater service to all lots within Improvement Area #2.

- Onsite Drainage

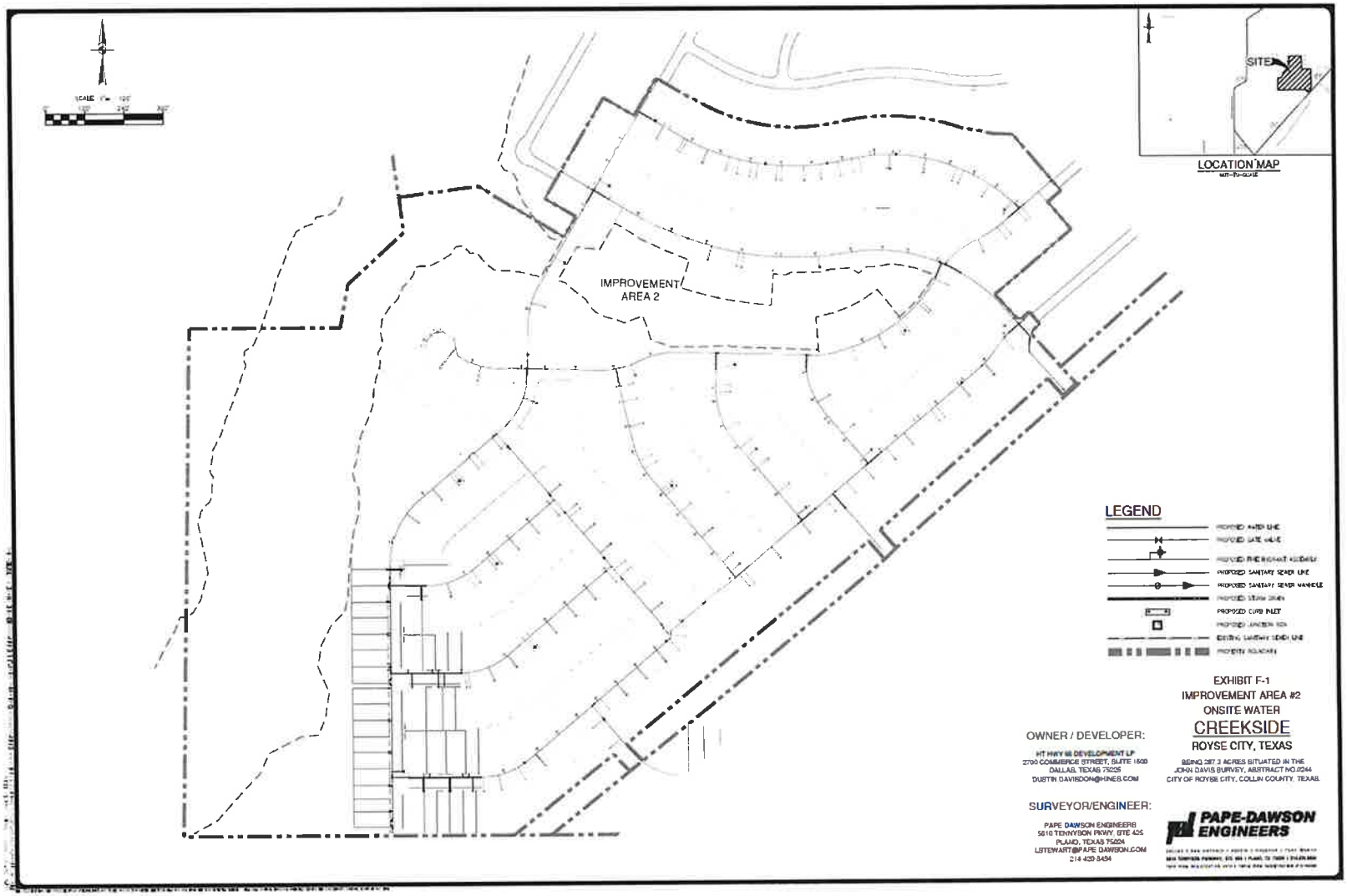
  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, (splitter structures and appurtenances, manholes), concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all lots in Improvement Area #2.

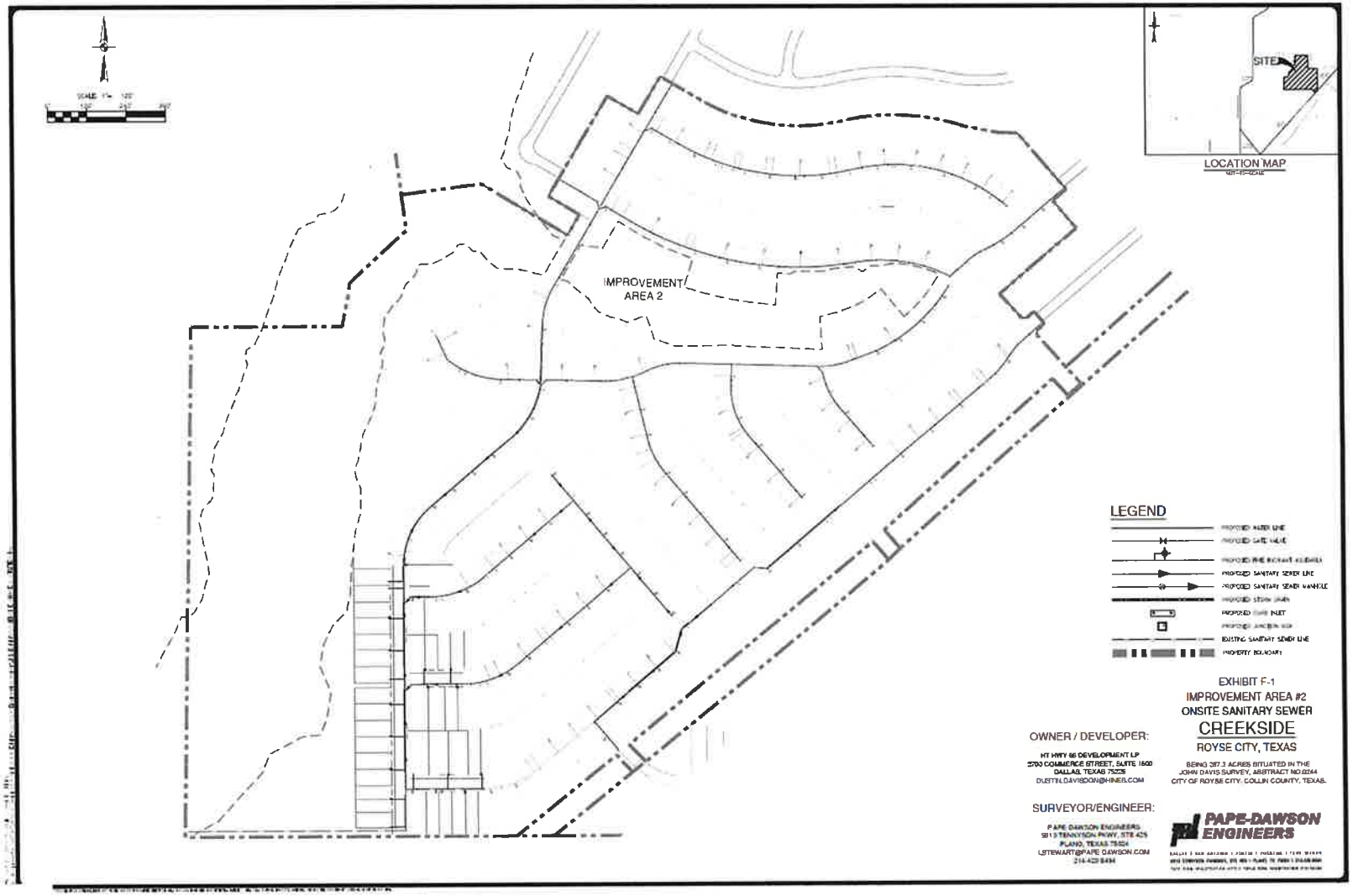
- Soft Costs

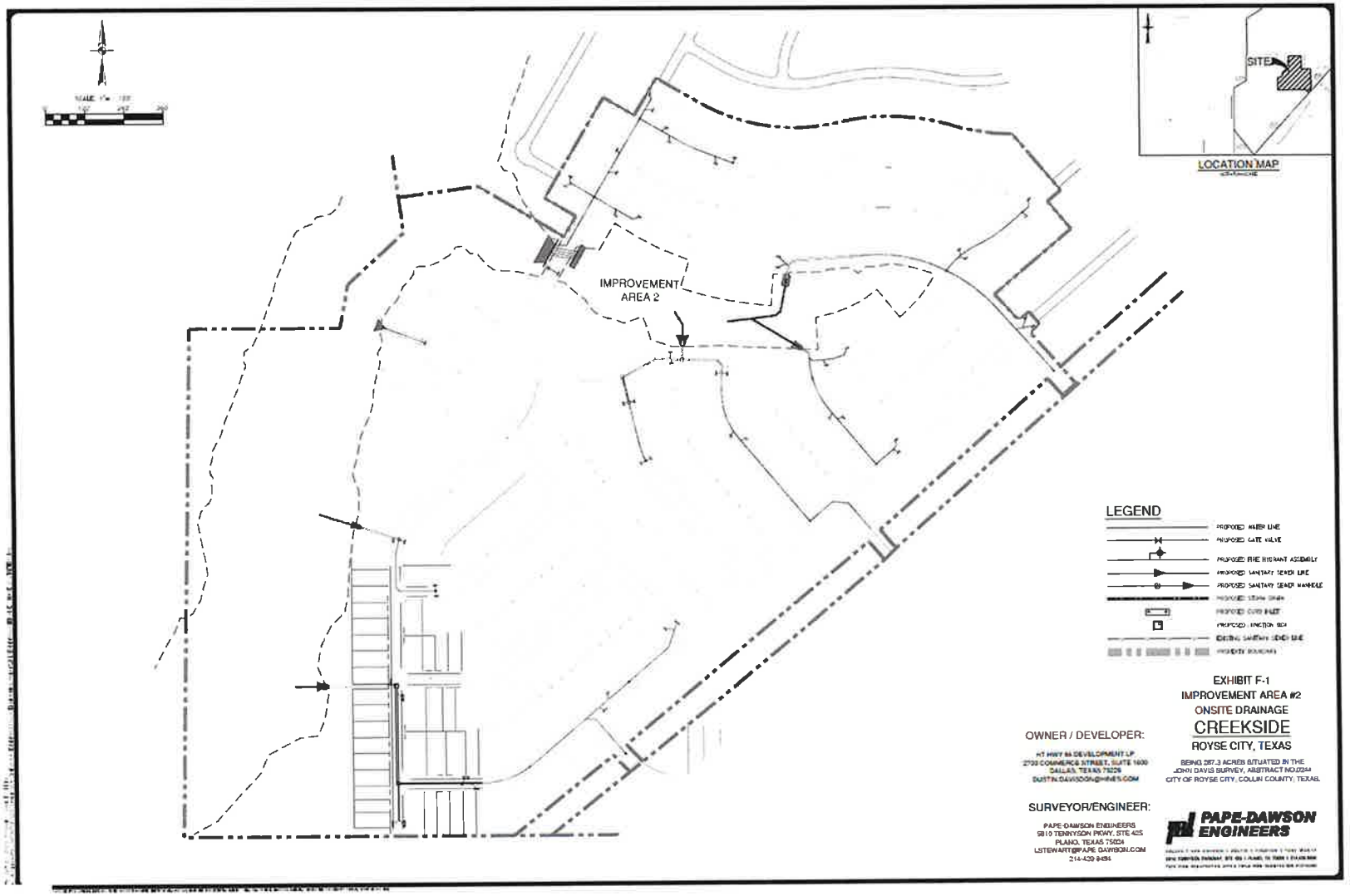
  Improvements including Improvement Area #2's pro rata share of the costs incurred in the formation, establishment, administration and operation of the district; costs related to designing, constructing, and installing the authorized improvements including land planning and design, city fees, engineering, soil testing, survey, construction management, inspection, testing, and contingency.

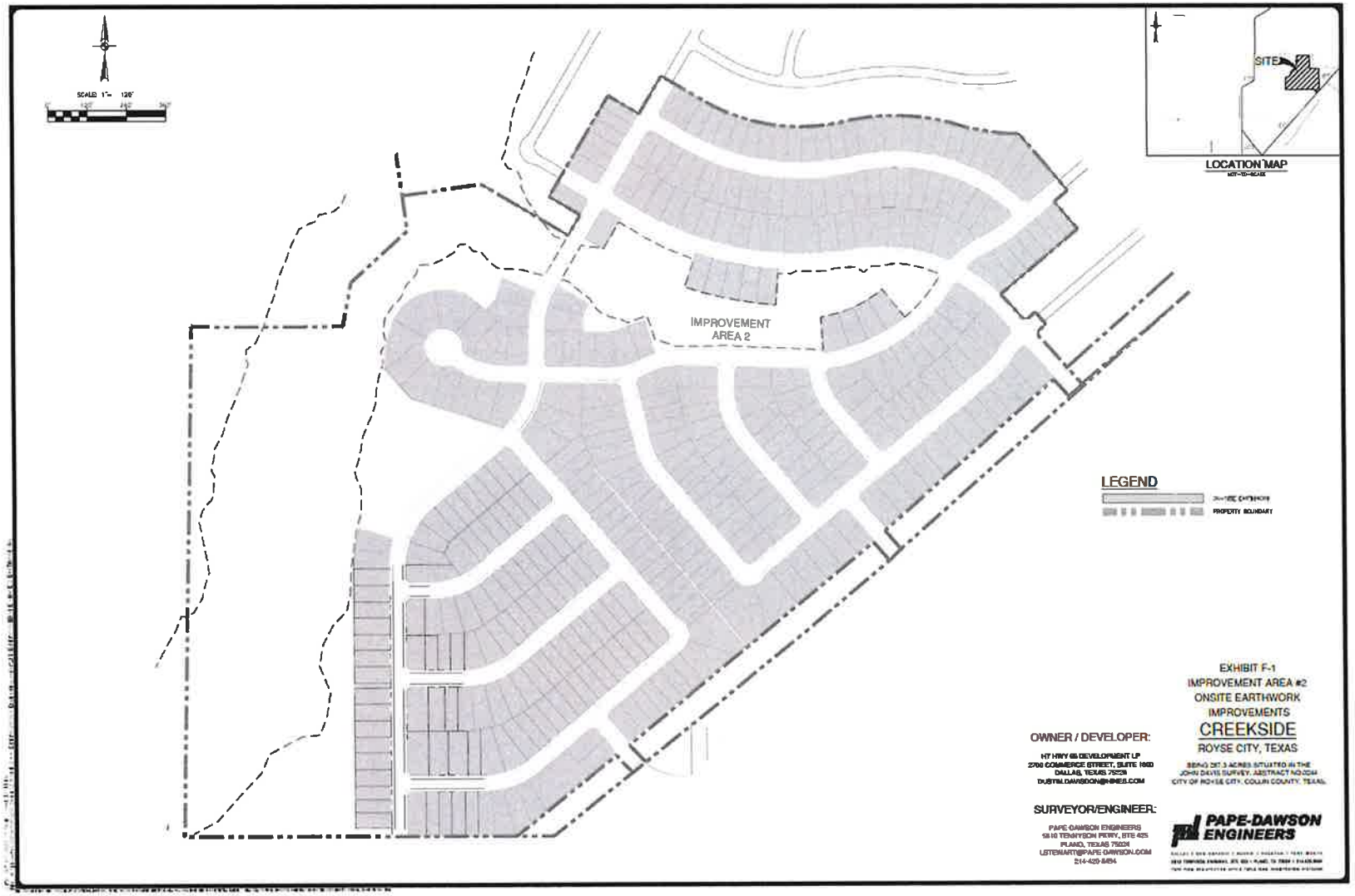


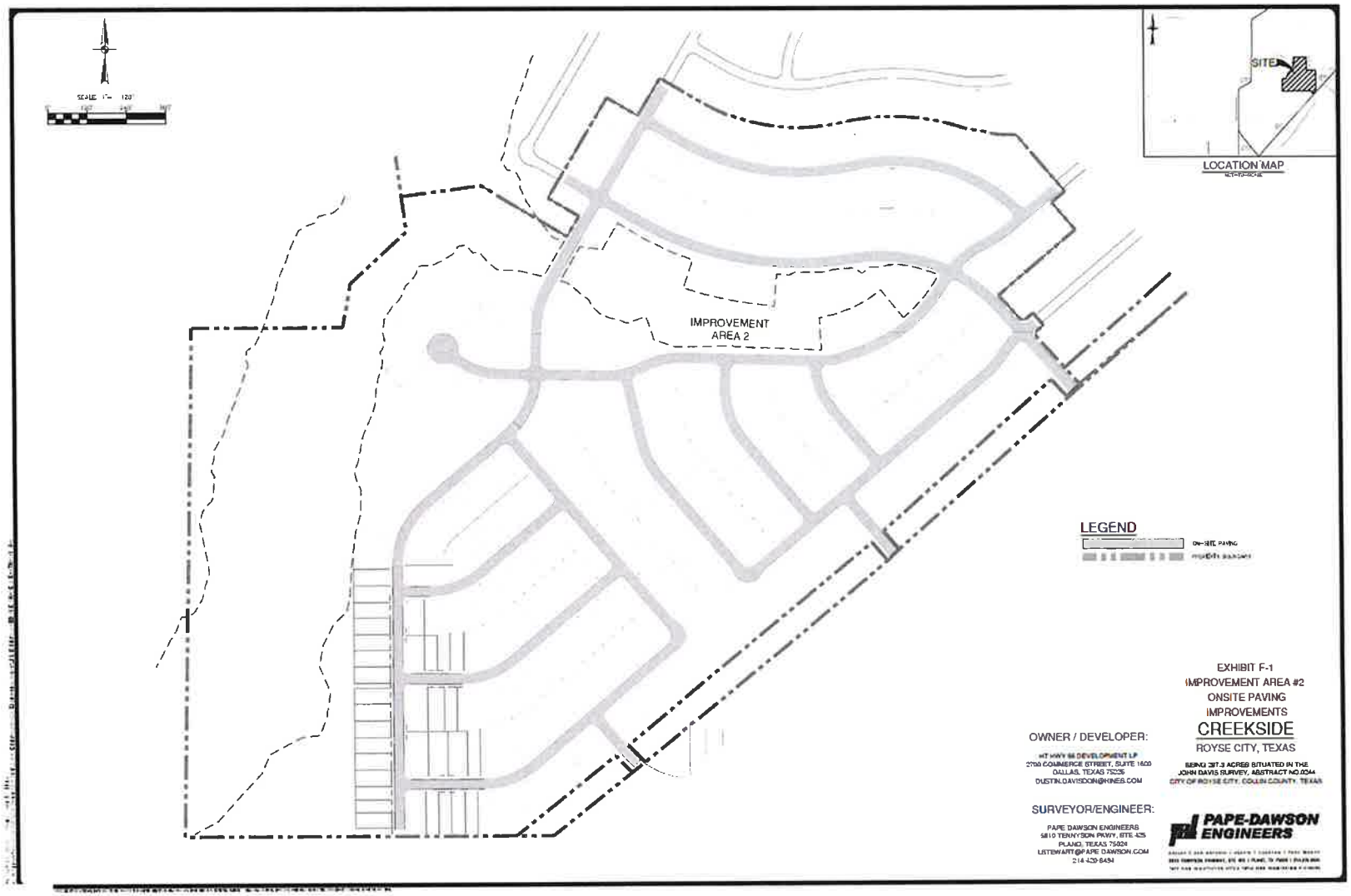
PHASE	40' LOTS	50' LOTS	60' LOTS	TOTAL	PHASE TOTAL
2A	105	29	6	140	361
2B	111	85	25	221	
TOTAL	216	114	31	361	

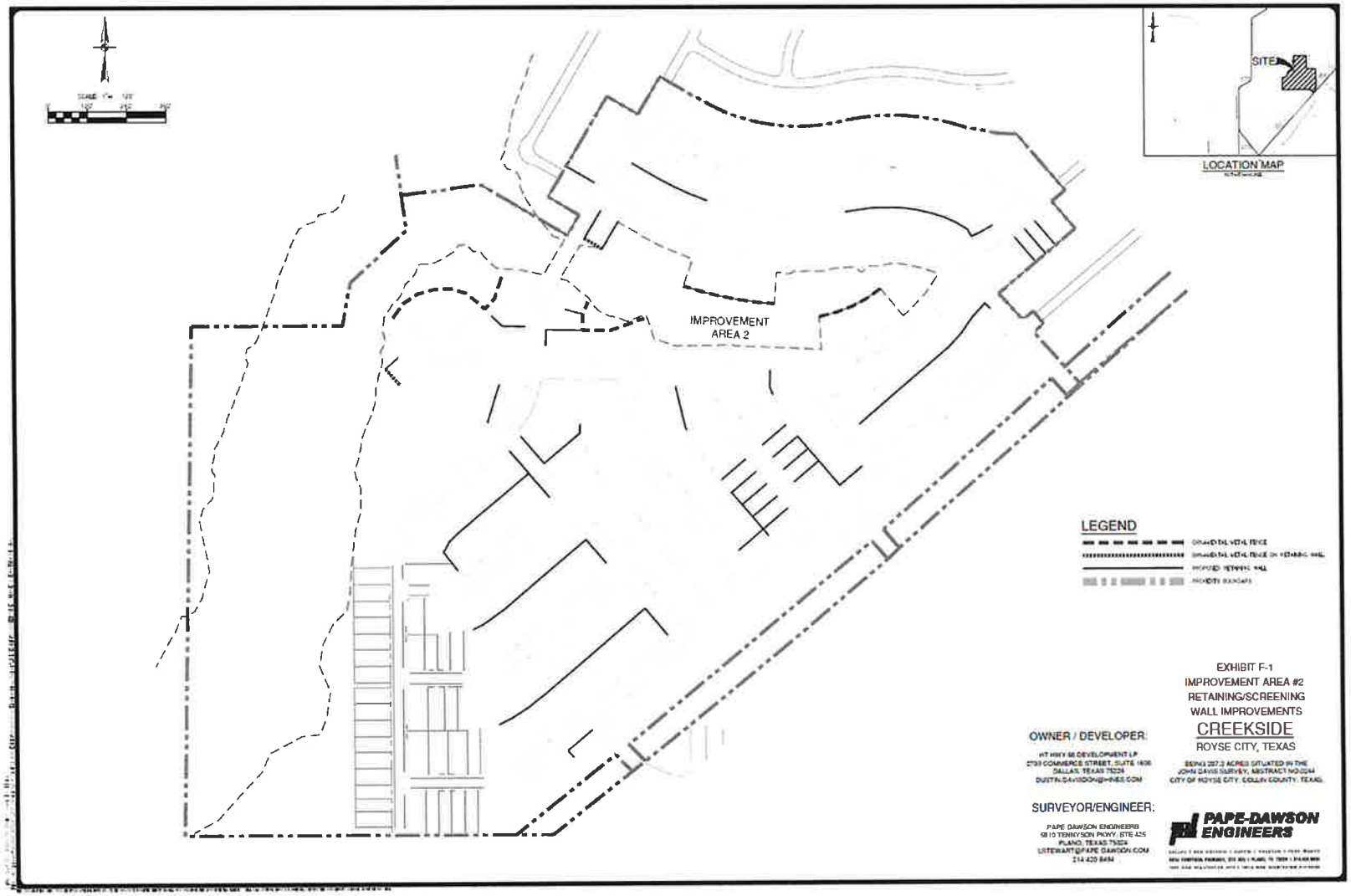

SITE
LOCATION MAP
IMPROVEMENT AREA 2
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE WATER
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS

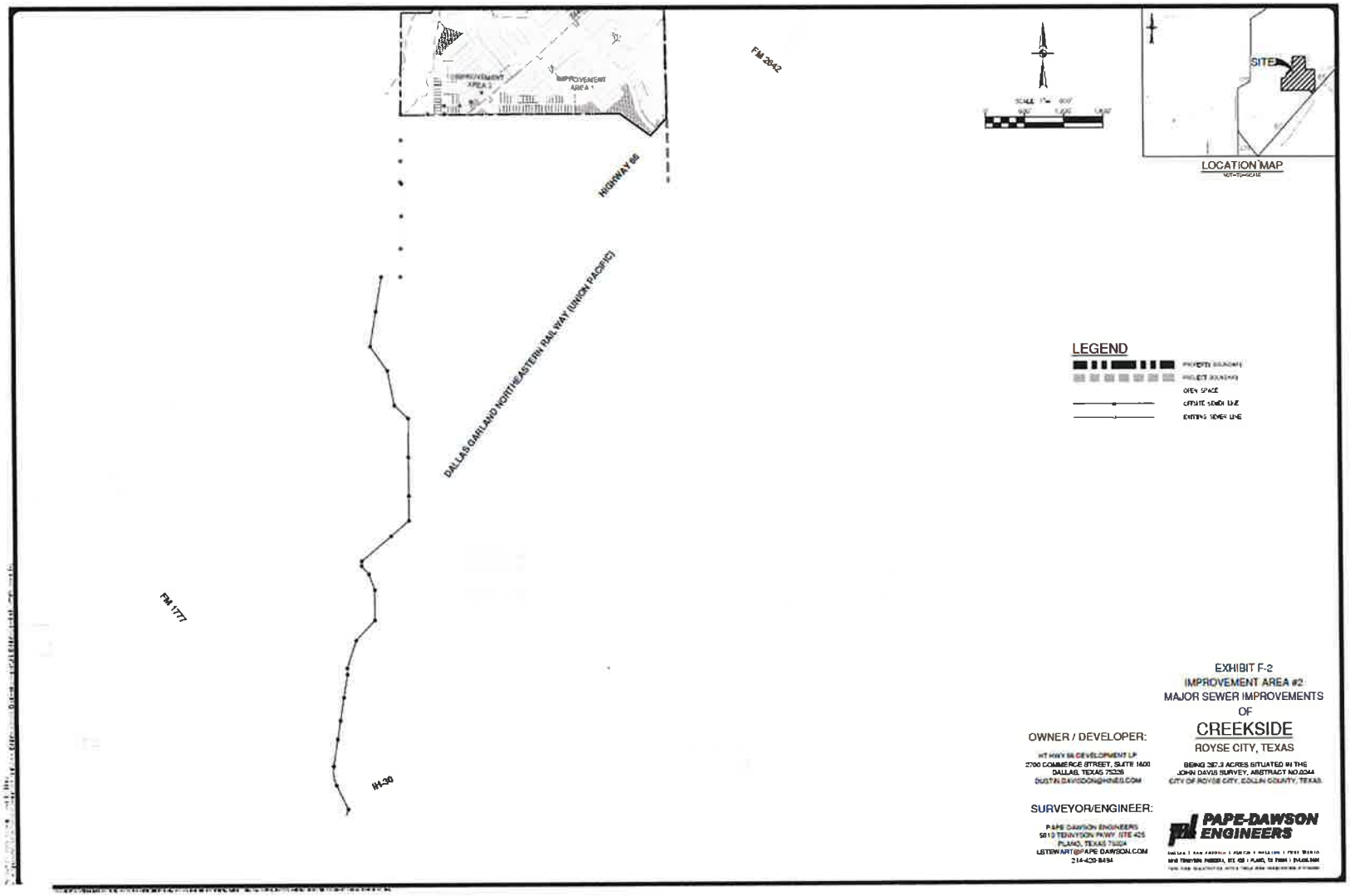

IMPROVEMENT AREA 2
SITE
LOCATION MAP
LEGEND
EXISTING SANITARY SEWER LINE
PROPERTY BOUNDARY
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE SANITARY SEWER
CREEKSIDE
ROYSE CITY, TEXAS
BEING 287.3 ACRES SITUATED IN THE JOHN DAVIS SURVEY, ABSTRACT NO.0244 CITY OF ROYSE CITY, COLLIN COUNTY, TEXAS.
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS

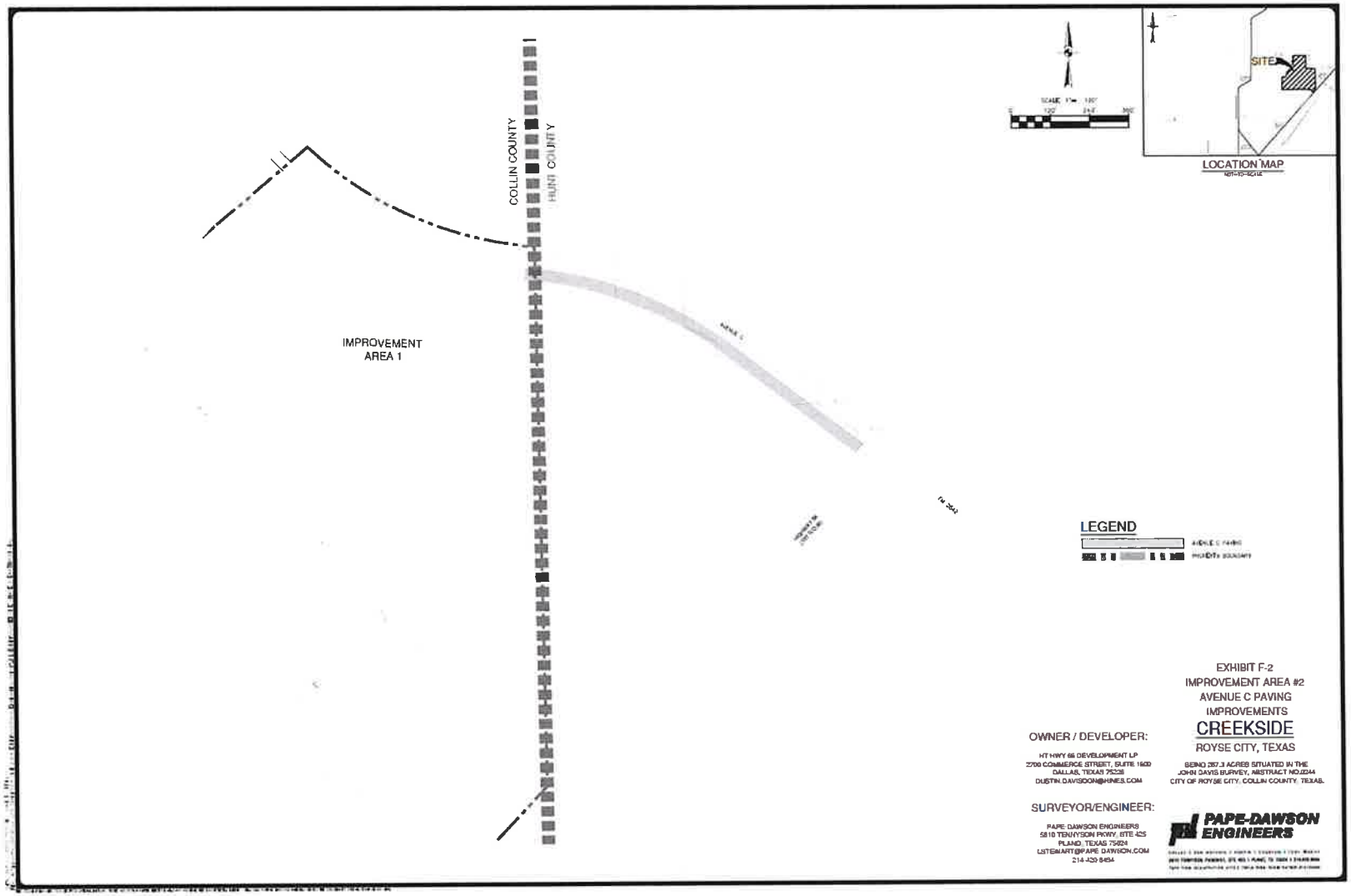

SITE
LOCATION MAP
IMPROVEMENT AREA 2
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE DRAINAGE
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS

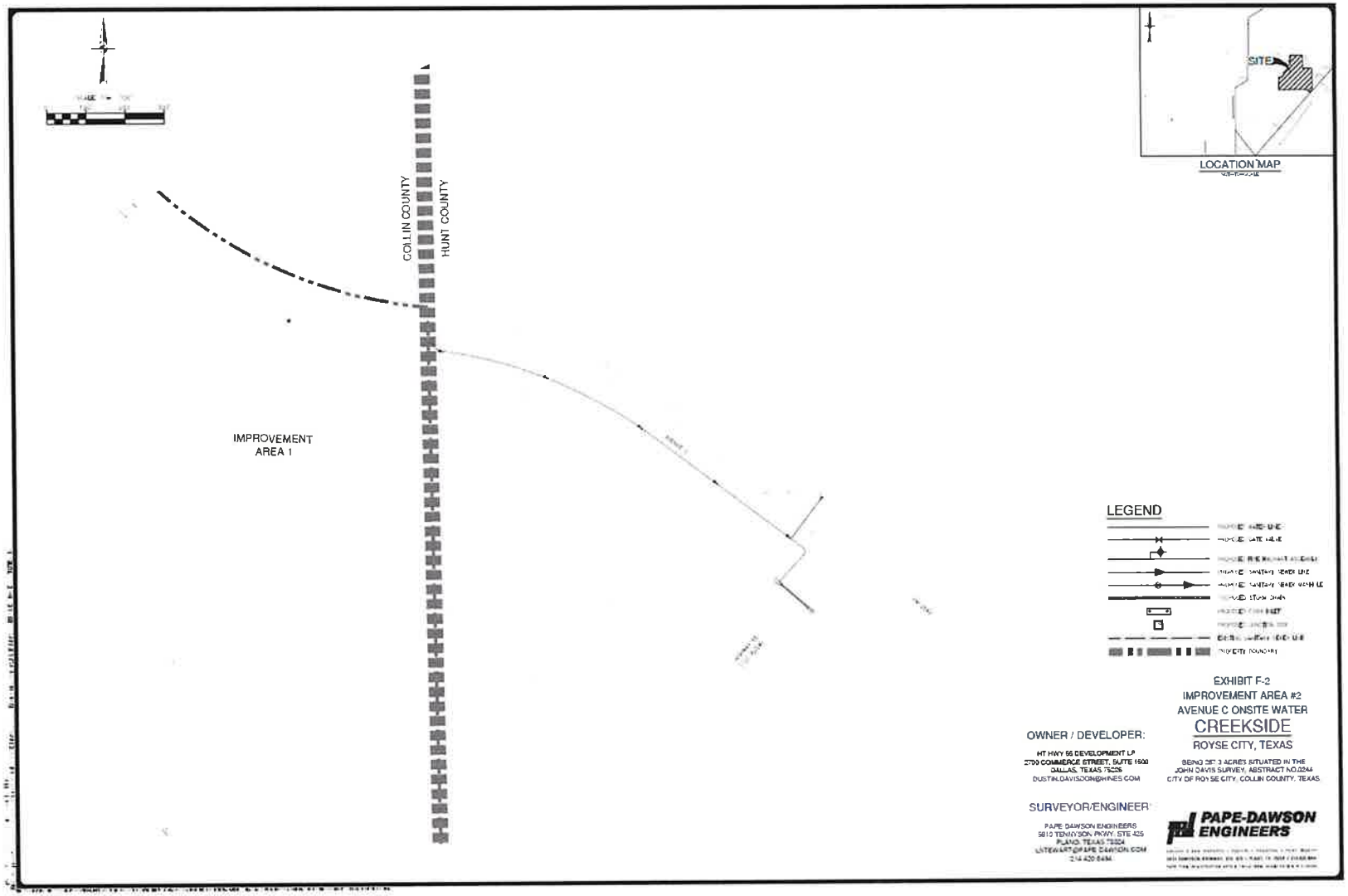

SCALE: 1" = 120'
SITE
LOCATION MAP
NOT-TO-SCALE
IMPROVEMENT AREA 2
LEGEND
PROPERTY BOUNDARY
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE EARTHWORK IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS

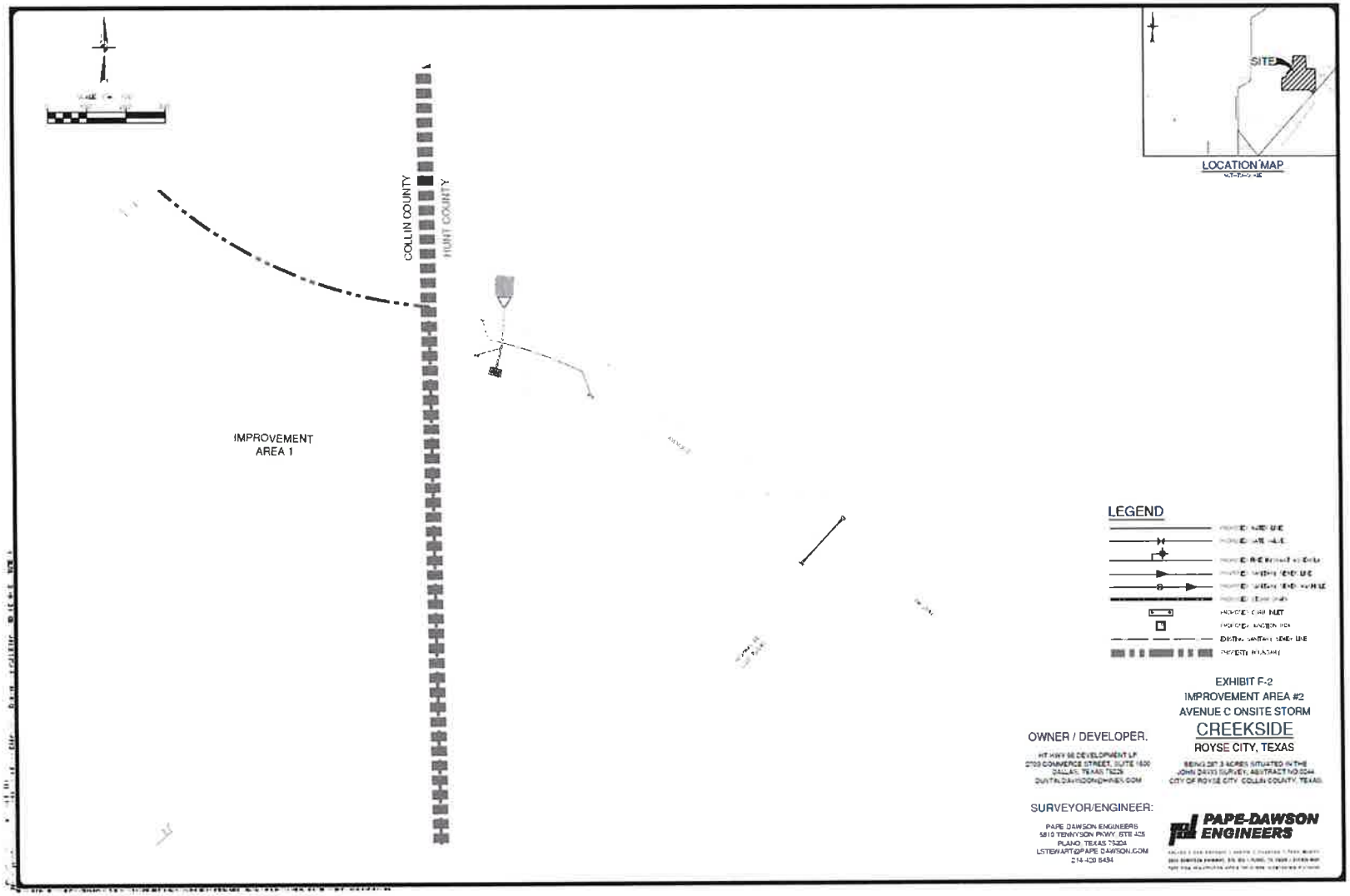

SITE
LOCATION MAP
IMPROVEMENT AREA 2
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
ONSITE PAVING
IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS


SITE
LOCATION MAP
IMPROVEMENT AREA 2
LEGEND
EXHIBIT F-1
IMPROVEMENT AREA #2
RETAINING/SCREENING
WALL IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS


IMPROVEMENT AREA 1
IMPROVEMENT AREA 2
FM 2642
HIGHWAY 66
DALLAS GARLAND NORTHEASTERN RAILWAY (UNION PACIFIC)
FM 1777
IH-30
SITE
LOCATION MAP
LEGEND
OPEN SPACE
OFFSITE SEWER LINE
EXISTING SEWER LINE
EXHIBIT F-2
IMPROVEMENT AREA #2
MAJOR SEWER IMPROVEMENTS
OF
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS


COLLIN COUNTY
HUNT COUNTY
IMPROVEMENT AREA 1
SITE
LOCATION MAP
LEGEND
EXHIBIT F-2
IMPROVEMENT AREA #2
AVENUE C PAVING
IMPROVEMENTS
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS


SITE
LOCATION MAP
COLLIN COUNTY
HUNT COUNTY
IMPROVEMENT
AREA 1
LEGEND
EXHIBIT F-2
IMPROVEMENT AREA #2
AVENUE C ONSITE WATER
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS


SITE
LOCATION MAP
COLLIN COUNTY
HUNT COUNTY
IMPROVEMENT
AREA 1
LEGEND
EXISTING SANITARY SEWER LINE
EXHIBIT F-2
IMPROVEMENT AREA #2
AVENUE C ONSITE STORM
CREEKSIDE
ROYSE CITY, TEXAS
OWNER / DEVELOPER:
SURVEYOR/ENGINEER:
PAPE-DAWSON ENGINEERS

APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Improvement Area #1

- Lot Type 1
- Lot Type 2
- Lot Type 2-3
- Lot Type 3

Improvement Area #2-B

- Initial Parcel
- Lot Type 4
- Lot Type 5
- Lot Type 6

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CREEKSIDE PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 - LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] 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: $16,309.29

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 ***Creekside 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 the 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.

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[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 Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 385.26	$ 637.21	$ 81.55	$ 97.02	$ 1,201.03
2026	$ 396.93	$ 627.10	$ 79.62	$ 98.96	$ 1,202.61
2027	$ 408.61	$ 613.70	$ 77.64	$ 100.94	$ 1,200.88
2028	$ 420.28	$ 599.91	$ 75.59	$ 102.96	$ 1,198.74
2029	$ 431.96	$ 585.72	$ 73.49	$ 105.02	$ 1,196.19
2030	$ 455.31	$ 571.15	$ 71.33	$ 107.12	$ 1,204.90
2031	$ 466.98	$ 555.78	$ 69.05	$ 109.26	$ 1,201.07
2032	$ 490.33	$ 537.68	$ 66.72	$ 111.44	$ 1,206.18
2033	$ 502.00	$ 518.68	$ 64.27	$ 113.67	$ 1,198.63
2034	$ 525.35	$ 499.23	$ 61.76	$ 115.95	$ 1,202.29
2035	$ 548.70	$ 478.87	$ 59.13	$ 118.26	$ 1,204.97
2036	$ 560.38	$ 457.61	$ 56.39	$ 120.63	$ 1,195.01
2037	$ 583.73	$ 435.90	$ 53.59	$ 123.04	$ 1,196.25
2038	$ 607.07	$ 413.28	$ 50.67	$ 125.50	$ 1,196.52
2039	$ 630.42	$ 389.75	$ 47.63	$ 128.01	$ 1,195.82
2040	$ 653.77	$ 365.32	$ 44.48	$ 130.57	$ 1,194.15
2041	$ 688.80	$ 339.99	$ 41.21	$ 133.18	$ 1,203.18
2042	$ 712.14	$ 311.58	$ 37.77	$ 135.85	$ 1,197.34
2043	$ 747.17	$ 282.20	$ 34.21	$ 138.57	$ 1,202.14
2044	$ 770.52	$ 251.38	$ 30.47	$ 141.34	$ 1,193.71
2045	$ 805.54	$ 219.60	$ 26.62	$ 144.16	$ 1,195.92
2046	$ 840.56	$ 186.37	$ 22.59	$ 147.05	$ 1,196.57
2047	$ 875.59	$ 151.70	$ 18.39	$ 149.99	$ 1,195.66
2048	$ 922.29	$ 115.58	$ 14.01	$ 152.99	$ 1,204.86
2049	$ 957.31	$ 77.53	$ 9.40	$ 156.05	$ 1,200.29
2050	$ 922.29	$ 38.04	$ 4.61	$ 159.17	$ 1,124.11
Total	**$ 16,309.29**	**$ 10,260.87**	**$ 1,272.17**	**$ 3,266.69**	**$ 31,109.01**

Footnotes:

[a] Interest rate on PID bonds is calculated at 2.625%, 3.375%, 3.875% and 4.125% for term bonds with maturity dates of 9/15/2025, 2030, 2040 and 2050 respectively.

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

CREEKSIDE PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 - LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] 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: $19,631.55

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 ***Creekside 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 the 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 Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 463.74	$ 767.01	$ 98.16	$ 116.78	$ 1,445.69
2026	$ 477.79	$ 754.84	$ 95.84	$ 119.12	$ 1,447.58
2027	$ 491.84	$ 738.71	$ 93.45	$ 121.50	$ 1,445.50
2028	$ 505.90	$ 722.11	$ 90.99	$ 123.93	$ 1,442.93
2029	$ 519.95	$ 705.04	$ 88.46	$ 126.41	$ 1,439.86
2030	$ 548.05	$ 687.49	$ 85.86	$ 128.94	$ 1,450.34
2031	$ 562.11	$ 668.99	$ 83.12	$ 131.51	$ 1,445.74
2032	$ 590.21	$ 647.21	$ 80.31	$ 134.14	$ 1,451.88
2033	$ 604.26	$ 624.34	$ 77.36	$ 136.83	$ 1,442.79
2034	$ 632.37	$ 600.93	$ 74.34	$ 139.56	$ 1,447.20
2035	$ 660.47	$ 576.42	$ 71.18	$ 142.36	$ 1,450.43
2036	$ 674.53	$ 550.83	$ 67.87	$ 145.20	$ 1,438.43
2037	$ 702.63	$ 524.69	$ 64.50	$ 148.11	$ 1,439.93
2038	$ 730.74	$ 497.46	$ 60.99	$ 151.07	$ 1,440.26
2039	$ 758.84	$ 469.15	$ 57.33	$ 154.09	$ 1,439.42
2040	$ 786.95	$ 439.74	$ 53.54	$ 157.17	$ 1,437.40
2041	$ 829.11	$ 409.25	$ 49.61	$ 160.32	$ 1,448.28
2042	$ 857.21	$ 375.05	$ 45.46	$ 163.52	$ 1,441.24
2043	$ 899.37	$ 339.69	$ 41.17	$ 166.79	$ 1,447.02
2044	$ 927.47	$ 302.59	$ 36.68	$ 170.13	$ 1,436.87
2045	$ 969.63	$ 264.33	$ 32.04	$ 173.53	$ 1,439.53
2046	$ 1,011.79	$ 224.33	$ 27.19	$ 177.00	$ 1,440.32
2047	$ 1,053.95	$ 182.60	$ 22.13	$ 180.54	$ 1,439.22
2048	$ 1,110.16	$ 139.12	$ 16.86	$ 184.15	$ 1,450.30
2049	$ 1,152.32	$ 93.33	$ 11.31	$ 187.83	$ 1,444.79
2050	$ 1,110.16	$ 45.79	$ 5.55	$ 191.59	$ 1,353.10
Total	**$ 19,631.55**	**$ 12,351.05**	**$ 1,531.32**	**$ 3,932.12**	**$ 37,446.04**

Footnotes:

[a] Interest rate on PID bonds is calculated at 2.625%, 3.375%, 3.875% and 4.125% for term bonds with maturity dates of 9/15/2025, 2030, 2040 and 2050 respectively.

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

CREEKSIDE PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 - LOT TYPE 2-3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] 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 2-3 PRINCIPAL ASSESSMENT: $19,655.25

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 ***Creekside 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 the 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 Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2-3

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 464.30	$ 767.94	$ 98.28	$ 116.92	$ 1,447.43
2026	$ 478.37	$ 755.75	$ 95.95	$ 119.26	$ 1,449.33
2027	$ 492.44	$ 739.60	$ 93.56	$ 121.65	$ 1,447.25
2028	$ 506.51	$ 722.98	$ 91.10	$ 124.08	$ 1,444.67
2029	$ 520.58	$ 705.89	$ 88.57	$ 126.56	$ 1,441.59
2030	$ 548.71	$ 688.32	$ 85.97	$ 129.09	$ 1,452.09
2031	$ 562.78	$ 669.80	$ 83.22	$ 131.67	$ 1,447.48
2032	$ 590.92	$ 647.99	$ 80.41	$ 134.31	$ 1,453.63
2033	$ 604.99	$ 625.10	$ 77.45	$ 136.99	$ 1,444.53
2034	$ 633.13	$ 601.65	$ 74.43	$ 139.73	$ 1,448.95
2035	$ 661.27	$ 577.12	$ 71.26	$ 142.53	$ 1,452.18
2036	$ 675.34	$ 551.49	$ 67.96	$ 145.38	$ 1,440.17
2037	$ 703.48	$ 525.32	$ 64.58	$ 148.29	$ 1,441.67
2038	$ 731.62	$ 498.06	$ 61.06	$ 151.25	$ 1,442.00
2039	$ 759.76	$ 469.71	$ 57.40	$ 154.28	$ 1,441.15
2040	$ 787.90	$ 440.27	$ 53.61	$ 157.36	$ 1,439.14
2041	$ 830.11	$ 409.74	$ 49.67	$ 160.51	$ 1,450.02
2042	$ 858.25	$ 375.50	$ 45.52	$ 163.72	$ 1,442.98
2043	$ 900.46	$ 340.10	$ 41.22	$ 166.99	$ 1,448.77
2044	$ 928.59	$ 302.95	$ 36.72	$ 170.33	$ 1,438.60
2045	$ 970.80	$ 264.65	$ 32.08	$ 173.74	$ 1,441.27
2046	$ 1,013.01	$ 224.60	$ 27.22	$ 177.21	$ 1,442.06
2047	$ 1,055.22	$ 182.82	$ 22.16	$ 180.76	$ 1,440.96
2048	$ 1,111.50	$ 139.29	$ 16.88	$ 184.37	$ 1,452.05
2049	$ 1,153.71	$ 93.44	$ 11.33	$ 188.06	$ 1,446.54
2050	$ 1,111.50	$ 45.85	$ 5.56	$ 191.82	$ 1,354.73
Total	**$ 19,655.25**	**$ 12,365.96**	**$ 1,533.17**	**$ 3,936.87**	**$ 37,491.24**

Footnotes:

[a] Interest rate on PID bonds is calculated at 2.625%, 3.375%, 3.875% and 4.125% for term bonds with maturity dates of 9/15/2025, 2030, 2040 and 2050 respectively.

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

CREEKSIDE PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 - LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] 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 3 PRINCIPAL ASSESSMENT: $21,745.72

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 ***Creekside 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 the 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 Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 513.68	$ 849.61	$ 108.73	$ 129.36	$ 1,601.38
2026	$ 529.24	$ 836.13	$ 106.16	$ 131.94	$ 1,603.48
2027	$ 544.81	$ 818.27	$ 103.51	$ 134.58	$ 1,601.17
2028	$ 560.38	$ 799.88	$ 100.79	$ 137.28	$ 1,598.32
2029	$ 575.94	$ 780.97	$ 97.99	$ 140.02	$ 1,594.92
2030	$ 607.07	$ 761.53	$ 95.11	$ 142.82	$ 1,606.53
2031	$ 622.64	$ 741.04	$ 92.07	$ 145.68	$ 1,601.43
2032	$ 653.77	$ 716.91	$ 88.96	$ 148.59	$ 1,608.24
2033	$ 669.34	$ 691.58	$ 85.69	$ 151.56	$ 1,598.17
2034	$ 700.47	$ 665.64	$ 82.34	$ 154.59	$ 1,603.05
2035	$ 731.60	$ 638.50	$ 78.84	$ 157.69	$ 1,606.63
2036	$ 747.17	$ 610.15	$ 75.18	$ 160.84	$ 1,593.34
2037	$ 778.30	$ 581.20	$ 71.45	$ 164.06	$ 1,595.00
2038	$ 809.43	$ 551.04	$ 67.56	$ 167.34	$ 1,595.36
2039	$ 840.56	$ 519.67	$ 63.51	$ 170.68	$ 1,594.43
2040	$ 871.70	$ 487.10	$ 59.31	$ 174.10	$ 1,592.20
2041	$ 918.39	$ 453.32	$ 54.95	$ 177.58	$ 1,604.24
2042	$ 949.53	$ 415.44	$ 50.36	$ 181.13	$ 1,596.45
2043	$ 996.22	$ 376.27	$ 45.61	$ 184.75	$ 1,602.86
2044	$ 1,027.36	$ 335.18	$ 40.63	$ 188.45	$ 1,591.61
2045	$ 1,074.05	$ 292.80	$ 35.49	$ 192.22	$ 1,594.56
2046	$ 1,120.75	$ 248.49	$ 30.12	$ 196.06	$ 1,595.43
2047	$ 1,167.45	$ 202.26	$ 24.52	$ 199.98	$ 1,594.21
2048	$ 1,229.71	$ 154.10	$ 18.68	$ 203.98	$ 1,606.48
2049	$ 1,276.41	$ 103.38	$ 12.53	$ 208.06	$ 1,600.38
2050	$ 1,229.71	$ 50.73	$ 6.15	$ 212.22	$ 1,498.81
Total	**$ 21,745.72**	**$ 13,681.16**	**$ 1,696.23**	**$ 4,355.58**	**$ 41,478.69**

Footnotes:

[a] Interest rate on PID bonds is calculated at 2.625%, 3.375%, 3.875% and 4.125% for term bonds with maturity dates of 9/15/2025, 2030, 2040 and 2050 respectively.

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

CREEKSIDE PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #2-B INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] 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-B INITIAL PARCEL PRINCIPAL ASSESSMENT: $4,324,000.00

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 ***Creekside 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 the 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.

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[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 Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2-B INITIAL PARCEL

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 65,000	$ 243,348	$ 21,620	$ 40,800	$ 370,768
2026	$ 68,000	$ 239,773	$ 21,295	$ 41,616	$ 370,684
2027	$ 71,000	$ 236,033	$ 20,955	$ 42,448	$ 370,436
2028	$ 74,000	$ 232,128	$ 20,600	$ 43,297	$ 370,025
2029	$ 78,000	$ 228,058	$ 20,230	$ 44,163	$ 370,451
2030	$ 81,000	$ 223,768	$ 19,840	$ 45,046	$ 369,654
2031	$ 85,000	$ 219,313	$ 19,435	$ 45,947	$ 369,695
2032	$ 90,000	$ 214,638	$ 19,010	$ 46,866	$ 370,514
2033	$ 94,000	$ 209,688	$ 18,560	$ 47,804	$ 370,051
2034	$ 99,000	$ 204,518	$ 18,090	$ 48,760	$ 370,367
2035	$ 104,000	$ 199,073	$ 17,595	$ 49,735	$ 370,402
2036	$ 109,000	$ 193,353	$ 17,075	$ 50,730	$ 370,157
2037	$ 114,000	$ 187,358	$ 16,530	$ 51,744	$ 369,632
2038	$ 120,000	$ 181,088	$ 15,960	$ 52,779	$ 369,827
2039	$ 126,000	$ 174,488	$ 15,360	$ 53,835	$ 369,682
2040	$ 133,000	$ 167,558	$ 14,730	$ 54,911	$ 370,199
2041	$ 139,000	$ 160,243	$ 14,065	$ 56,010	$ 369,317
2042	$ 147,000	$ 152,598	$ 13,370	$ 57,130	$ 370,097
2043	$ 154,000	$ 144,513	$ 12,635	$ 58,272	$ 369,420
2044	$ 162,000	$ 136,043	$ 11,865	$ 59,438	$ 369,345
2045	$ 171,000	$ 127,133	$ 11,055	$ 60,627	$ 369,814
2046	$ 180,000	$ 117,300	$ 10,200	$ 61,839	$ 369,339
2047	$ 190,000	$ 106,950	$ 9,300	$ 63,076	$ 369,326
2048	$ 201,000	$ 96,025	$ 8,350	$ 64,337	$ 369,712
2049	$ 212,000	$ 84,468	$ 7,345	$ 65,624	$ 369,437
2050	$ 224,000	$ 72,278	$ 6,285	$ 66,937	$ 369,499
2051	$ 237,000	$ 59,398	$ 5,165	$ 68,275	$ 369,838
2052	$ 251,000	$ 45,770	$ 3,980	$ 69,641	$ 370,391
2053	$ 265,000	$ 31,338	$ 2,725	$ 71,034	$ 370,096
2054	$ 280,000	$ 16,100	$ 1,400	$ 72,454	$ 369,954
Total	**$ 4,324,000**	**$ 4,704,328**	**$ 414,625**	**$ 1,655,178**	**$ 11,098,130**

Footnotes:

[a] Interest is calculated at the actual rate of the PID Bonds.

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

CREEKSIDE PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #2-B – LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] 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-B LOT TYPE 4 PRINCIPAL ASSESSMENT: $18,995.36

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 ***Creekside 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 the 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 Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2-B LOT TYPE 4

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 285.55	$ 1,069.03	$ 94.98	$ 179.23	$ 1,628.78
2026	$ 298.72	$ 1,053.32	$ 93.55	$ 182.82	$ 1,628.42
2027	$ 311.90	$ 1,036.89	$ 92.06	$ 186.48	$ 1,627.33
2028	$ 325.08	$ 1,019.74	$ 90.50	$ 190.21	$ 1,625.52
2029	$ 342.65	$ 1,001.86	$ 88.87	$ 194.01	$ 1,627.39
2030	$ 355.83	$ 983.01	$ 87.16	$ 197.89	$ 1,623.89
2031	$ 373.41	$ 963.44	$ 85.38	$ 201.85	$ 1,624.07
2032	$ 395.37	$ 942.90	$ 83.51	$ 205.88	$ 1,627.67
2033	$ 412.94	$ 921.16	$ 81.53	$ 210.00	$ 1,625.64
2034	$ 434.91	$ 898.45	$ 79.47	$ 214.20	$ 1,627.03
2035	$ 456.87	$ 874.53	$ 77.29	$ 218.49	$ 1,627.18
2036	$ 478.84	$ 849.40	$ 75.01	$ 222.86	$ 1,626.10
2037	$ 500.80	$ 823.06	$ 72.62	$ 227.31	$ 1,623.79
2038	$ 527.16	$ 795.52	$ 70.11	$ 231.86	$ 1,624.65
2039	$ 553.52	$ 766.52	$ 67.48	$ 236.50	$ 1,624.02
2040	$ 584.27	$ 736.08	$ 64.71	$ 241.23	$ 1,626.29
2041	$ 610.63	$ 703.95	$ 61.79	$ 246.05	$ 1,622.41
2042	$ 645.77	$ 670.36	$ 58.73	$ 250.97	$ 1,625.84
2043	$ 676.52	$ 634.84	$ 55.51	$ 255.99	$ 1,622.86
2044	$ 711.67	$ 597.64	$ 52.12	$ 261.11	$ 1,622.54
2045	$ 751.20	$ 558.49	$ 48.56	$ 266.33	$ 1,624.60
2046	$ 790.74	$ 515.30	$ 44.81	$ 271.66	$ 1,622.51
2047	$ 834.67	$ 469.83	$ 40.85	$ 277.09	$ 1,622.45
2048	$ 882.99	$ 421.84	$ 36.68	$ 282.64	$ 1,624.15
2049	$ 931.32	$ 371.07	$ 32.27	$ 288.29	$ 1,622.94
2050	$ 984.03	$ 317.52	$ 27.61	$ 294.05	$ 1,623.21
2051	$ 1,041.14	$ 260.93	$ 22.69	$ 299.93	$ 1,624.70
2052	$ 1,102.64	$ 201.07	$ 17.48	$ 305.93	$ 1,627.13
2053	$ 1,164.15	$ 137.67	$ 11.97	$ 312.05	$ 1,625.84
2054	$ 1,230.04	$ 70.73	$ 6.15	$ 318.29	$ 1,625.21
Total	**$ 18,995.36**	**$ 20,666.14**	**$ 1,821.45**	**$ 7,271.21**	**$ 48,754.16**

Footnotes:

[a] Interest is calculated at the actual rate of the PID Bonds.

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

CREEKSIDE PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #2-B –LOT TYPE 5 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] 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-B LOT TYPE 5 PRINCIPAL ASSESSMENT: $19,658.31

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 ***Creekside 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 the 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 Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2-B LOT TYPE 5

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 295.51	$ 1,106.34	$ 98.29	$ 185.49	$ 1,685.63
2026	$ 309.15	$ 1,090.08	$ 96.81	$ 189.20	$ 1,685.25
2027	$ 322.79	$ 1,073.08	$ 95.27	$ 192.98	$ 1,684.12
2028	$ 336.43	$ 1,055.33	$ 93.65	$ 196.84	$ 1,682.25
2029	$ 354.61	$ 1,036.82	$ 91.97	$ 200.78	$ 1,684.19
2030	$ 368.25	$ 1,017.32	$ 90.20	$ 204.80	$ 1,680.57
2031	$ 386.44	$ 997.07	$ 88.36	$ 208.89	$ 1,680.75
2032	$ 409.17	$ 975.81	$ 86.43	$ 213.07	$ 1,684.48
2033	$ 427.35	$ 953.31	$ 84.38	$ 217.33	$ 1,682.37
2034	$ 450.09	$ 929.80	$ 82.24	$ 221.68	$ 1,683.81
2035	$ 472.82	$ 905.05	$ 79.99	$ 226.11	$ 1,683.97
2036	$ 495.55	$ 879.04	$ 77.63	$ 230.63	$ 1,682.86
2037	$ 518.28	$ 851.79	$ 75.15	$ 235.25	$ 1,680.47
2038	$ 545.56	$ 823.28	$ 72.56	$ 239.95	$ 1,681.35
2039	$ 572.84	$ 793.28	$ 69.83	$ 244.75	$ 1,680.70
2040	$ 604.66	$ 761.77	$ 66.97	$ 249.65	$ 1,683.05
2041	$ 631.94	$ 728.51	$ 63.94	$ 254.64	$ 1,679.04
2042	$ 668.31	$ 693.76	$ 60.78	$ 259.73	$ 1,682.58
2043	$ 700.13	$ 657.00	$ 57.44	$ 264.93	$ 1,679.50
2044	$ 736.50	$ 618.49	$ 53.94	$ 270.22	$ 1,679.16
2045	$ 777.42	$ 577.99	$ 50.26	$ 275.63	$ 1,681.30
2046	$ 818.34	$ 533.28	$ 46.37	$ 281.14	$ 1,679.14
2047	$ 863.80	$ 486.23	$ 42.28	$ 286.76	$ 1,679.08
2048	$ 913.81	$ 436.56	$ 37.96	$ 292.50	$ 1,680.83
2049	$ 963.82	$ 384.02	$ 33.39	$ 298.35	$ 1,679.58
2050	$ 1,018.38	$ 328.60	$ 28.57	$ 304.32	$ 1,679.86
2051	$ 1,077.48	$ 270.04	$ 23.48	$ 310.40	$ 1,681.40
2052	$ 1,141.13	$ 208.09	$ 18.09	$ 316.61	$ 1,683.92
2053	$ 1,204.78	$ 142.47	$ 12.39	$ 322.94	$ 1,682.58
2054	$ 1,272.97	$ 73.20	$ 6.36	$ 329.40	$ 1,681.93
Total	**$ 19,658.31**	**$ 21,387.41**	**$ 1,885.02**	**$ 7,524.98**	**$ 50,455.72**

Footnotes:

[a] Interest is calculated at the actual rate of the PID Bonds.

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

CREEKSIDE PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #2-B – LOT TYPE 6 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] 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-B LOT TYPE 6 PRINCIPAL ASSESSMENT: $21,624.15

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 ***Creekside 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 the 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 Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2-B LOT TYPE 6

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Installment[b]
2025	$ 325.06	$ 1,216.97	$ 108.12	$ 204.04	$ 1,854.19
2026	$ 340.07	$ 1,199.09	$ 106.50	$ 208.12	$ 1,853.77
2027	$ 355.07	$ 1,180.39	$ 104.80	$ 212.28	$ 1,852.53
2028	$ 370.07	$ 1,160.86	$ 103.02	$ 216.53	$ 1,850.48
2029	$ 390.07	$ 1,140.51	$ 101.17	$ 220.86	$ 1,852.61
2030	$ 405.08	$ 1,119.05	$ 99.22	$ 225.28	$ 1,848.62
2031	$ 425.08	$ 1,096.77	$ 97.19	$ 229.78	$ 1,848.83
2032	$ 450.09	$ 1,073.39	$ 95.07	$ 234.38	$ 1,852.92
2033	$ 470.09	$ 1,048.64	$ 92.82	$ 239.06	$ 1,850.61
2034	$ 495.09	$ 1,022.78	$ 90.47	$ 243.85	$ 1,852.19
2035	$ 520.10	$ 995.55	$ 87.99	$ 248.72	$ 1,852.37
2036	$ 545.10	$ 966.95	$ 85.39	$ 253.70	$ 1,851.14
2037	$ 570.11	$ 936.97	$ 82.67	$ 258.77	$ 1,848.51
2038	$ 600.12	$ 905.61	$ 79.82	$ 263.95	$ 1,849.49
2039	$ 630.12	$ 872.60	$ 76.81	$ 269.23	$ 1,848.77
2040	$ 665.13	$ 837.95	$ 73.66	$ 274.61	$ 1,851.35
2041	$ 695.13	$ 801.37	$ 70.34	$ 280.10	$ 1,846.94
2042	$ 735.14	$ 763.13	$ 66.86	$ 285.70	$ 1,850.84
2043	$ 770.15	$ 722.70	$ 63.19	$ 291.42	$ 1,847.45
2044	$ 810.16	$ 680.34	$ 59.34	$ 297.25	$ 1,847.08
2045	$ 855.16	$ 635.78	$ 55.29	$ 303.19	$ 1,849.43
2046	$ 900.17	$ 586.61	$ 51.01	$ 309.26	$ 1,847.05
2047	$ 950.18	$ 534.85	$ 46.51	$ 315.44	$ 1,846.98
2048	$ 1,005.19	$ 480.22	$ 41.76	$ 321.75	$ 1,848.92
2049	$ 1,060.20	$ 422.42	$ 36.73	$ 328.18	$ 1,847.54
2050	$ 1,120.21	$ 361.46	$ 31.43	$ 334.75	$ 1,847.85
2051	$ 1,185.23	$ 297.04	$ 25.83	$ 341.44	$ 1,849.54
2052	$ 1,255.24	$ 228.89	$ 19.90	$ 348.27	$ 1,852.31
2053	$ 1,325.25	$ 156.72	$ 13.63	$ 355.24	$ 1,850.84
2054	$ 1,400.27	$ 80.52	$ 7.00	$ 362.34	$ 1,850.13
Total	**$ 21,624.15**	**$ 23,526.15**	**$ 2,073.52**	**$ 8,277.47**	**$ 55,501.29**

Footnotes:

[a] Interest is calculated at the actual rate of the PID Bonds.

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

After Recording:
Deborah Sorensen, City Secretary
City of Royse City
P.O. Box 638
Royse City, Tx. 75189

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment