ORDINANCE NO. 2026-3-4

An Ordinance of the City of Plano, Texas, approving the 2026 Amended and Restated Service and Assessment Plan (SAP) and Assessment Rolls for the Haggard Farm Public Improvement District (PID), including the collection of the 2026 annual installments in accordance with Texas Local Government Code §372.013, as amended; providing a severability clause; and providing an effective date.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Plano, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district consisting of certain property located within the corporate limits of the City; and

WHEREAS, the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the proposed district, as determined by the then current ad valorem tax rolls of the Collin County Appraisal District, and the signature of the record owner of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the proposed district; and

WHEREAS, on January 9, 2023, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2023-1-7(R) (the "Authorization Resolution") adopted by a majority of the members of the City Council, authorized and created the Haggard Farm Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements; and

WHEREAS, on January 12, 2023, the City Secretary filed a copy of the Authorization Resolution No. 2023-1-7(R) with the county clerk of each county in which all or part of the District is located in accordance with the provisions of the PID Act; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, on August 28, 2023, the City Council adopted a resolution approving a preliminary service and assessment plan, including a proposed assessment rolls for the Major Improvement Area (the "Major Improvement Area Assessment Roll"), and a proposed Assessment Roll for Improvement Area #1 (the "Improvement Area #1 Assessment Roll") (together, the "Assessment Rolls") for the District; calling for a public hearing to consider an ordinance levying assessments on property within the District (the "Assessments"); authorizing and directing the City Secretary of the City to file the proposed Assessment Rolls for the District and make such Assessment Rolls available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Assessments against the property within the District (the

"Levy and Assessment Hearing"); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

WHEREAS, on August 29, 2023, the City Secretary filed the Assessment Rolls and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on August 31, 2023, in the *Dallas Morning News*, a newspaper of general circulation in the City; and

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

WHEREAS, the City Council opened the Levy and Assessment Hearing on October 23, 2023, and at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Rolls, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of (1) the improvements to be undertaken for the benefit of the Major Improvement Area Assessed Property (as defined in the Service and Assessment Plan) (the "Major Improvement Area Projects"), and (2) the improvements to be undertaken for the benefit of the Improvement Area #1 Assessed Property (as defined in the Service and Assessment Plan) (the "Improvement Area #1 Projects"), the purposes of the Assessments, the special benefits of the Major Improvement Area Projects and Improvement Area #1 Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, on October 23, 2023, the City Council adopted Ordinance No. 2023-10-15 accepting and approving the Service and Assessment Plan and Major Improvement Area Assessment Roll; making a finding of special benefit to certain property in the corporate limits of the City; levying special assessments against certain property within Major Improvement Area of the District, and establishing a lien on such property; providing for payment of the special assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the special assessments; providing for penalties and interest on delinquent special assessments; providing for severability; and providing an effective date; and

WHEREAS, on October 23, 2023, the City Council adopted Ordinance No. 2023-10-13 accepting and approving the Service and Assessment Plan and Improvement Area #1 Assessment Roll for the Authorized Improvements for the District; making a finding of special benefit to certain property in the corporate limits of the City; levying special assessments against certain property within Improvement Area #1 of the District and establishing a lien on such property; providing for payment of the special assessments in

accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the special assessments; providing for penalties and interest on delinquent special assessments; providing for severability; and providing an effective date; and

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

WHEREAS, on August 13, 2024, the City Council approved the Haggard Farm Public Improvement District 2024 Annual Service Plan Update for the District by Ordinance No. 2024-8-3, which updated the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll for 2024; and

WHEREAS, on August 11, 2025, the City Council approved the Haggard Farm Public Improvement District 2025 Annual Service Plan Update for the District by Ordinance No. 2025-8-2, which updated the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll for 2025; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the annual update to the Service and Assessment Plan for 2026 and to reallocate assessments on property within Major Improvement Area of the District (the "Major Improvement Area Assessments"), in light of proposed changes of use of the property being developed within the Major Improvement Area as reflected in the updated Major Improvement Area Assessment Roll, attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the 2026 Amended and Restated Service and Assessment Plan serves to update Improvement Area #1 Assessment Roll; and

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

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

Section I. Terms.

Terms not otherwise defined herein are defined in the Haggard Farm Public Improvement District 2026 Amended and Restated Service and Assessment Plan (the "2026 Amended and Restated Service and Assessment Plan") attached hereto as Exhibit A.

Section II. Findings.

The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section III. Service Plan.

The 2026 Amended and Restated Service and Assessment Plan, including the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll, attached hereto as Exhibit A, is hereby approved and accepted by the City Council and the Major Improvement Area Assessment is hereby reallocated, as identified within the 2026 Amended and Restated Service and Assessment Plan and the Major Improvement Area Assessment Rolls, and which shall be collected in Annual Installments in accordance with the provisions of the 2026 Amended and Restated Service and Assessment Plan.

Section IV. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Amended and Restated Service and Assessment Plan, to be recorded in the real property records of Collin County, Texas, on or before March 16, 2026. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section V. Severability.

If any provision, section, subsection, sentence, clause or phrase of this resolution, 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 of any other portion herein, and all provisions of this Ordinance are declared to be severable for that purpose.

Section VI. Effective Date.

This Ordinance shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on the 9th day of March, 2026.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Haggard Farm Public Improvement District

2026 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

MARCH 9, 2026

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

TABLE OF CONTENTS

Table of Contents 1
Introduction 3
Section I: Definitions 5
Section II: The District 13
Section III: Authorized Improvements 13
Section IV: Service Plan 16
Section V: Assessment Plan 16
Section VI: Terms of the Assessments 21
Section VII: Assessment Roll 27
Section VIII: Additional Provisions 28
Section XI – Additional Information 29
Exhibits 35
Appendices 36
Exhibit A-1 – Map of the District 37
Exhibit A-2 – Map of Improvement Area #1 38
Exhibit A-3 – Map of Major Improvement Area 39
Exhibit A-4 – Concept Plan 40
Exhibit B – Project Costs 42
Exhibit C – Service Plan 43
Exhibit D – Sources and Uses of Funds 44
Exhibit E – Maximum Assessment and Tax Rate Equivalent 45
Exhibit F-1 – Improvement Area #1 Assessment Roll 46
Exhibit F-2 – Improvement Area #1 Annual Installments 47
Exhibit G-1 – Major Improvement Area Assessment Roll 48
Exhibit G-2 – Major Improvement Area Annual Installments 49
Exhibit H-1 – Maps of Improvement Area #1 Improvements 50
Exhibit H-2 – Maps of Major Improvements 54
Exhibit I – Form of Notice of Assessment Termination 57
Exhibit J-1 – Debt Service Schedule for Improvement Area #1 Bonds 60
Exhibit J-2 – Debt Service Schedule for Major Improvement Area Bonds 61

Exhibit K-1 – District Legal Description 62
Exhibit K-2 – Improvement Area #1 Legal Description 65
Exhibit K-3 – Major Improvement Area Legal Description 68
Appendix A – Engineer's Report 77
Appendix B – Buyer Disclosures 104

INTRODUCTION

Capitalized terms used in this 2026 A&R Service and Assessment Plan shall have the meanings given to them in Section I unless otherwise defined in this 2026 A&R 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", "Exhibit", or an "Appendix" shall be a reference to a Section of this 2026 A&R Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2025 A&R Service and Assessment Plan for all purposes.

The District was created pursuant to the PID Act by Resolution No. 2023-1-7(R) on January 9, 2023, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On October 23, 2023, the City Council approved the 2023 Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving Ordinance No. 2023-10-13 and Ordinance No. 2023-10-15. The 2023 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 identifying the Assessment on each Lot within the District, based on the method of assessment identified in the 2023 Service and Assessment Plan.

On August 12, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by Ordinance No. 2024-8-3, which updated the Assessment Roll for 2024.

On August 11, 2025, the City Council approved the 2025 Annual Service Plan Update for the District by Ordinance No. 2025-8-2, which updated the Assessment Roll for 2025.

This 2026 A&R Service and Assessment Plan serves to amend and restate the 2023 Service and Assessment Plan, including any and all prior Annual Service Plan Updates, in its entirety for the purposes of (1) updating the Improvement Area #1 Assessment Roll for 2026; (2) updating the Major Improvement Area Assessment Roll for 2026; and (3) reflecting adjustments to the reallocation of the Major Improvement Area Assessments resulting from a True-Up triggered by the submission of a site plan.

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 as 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** and the Major Improvement Area Assessment Roll is included as **Exhibit G-1**.

SECTION I: DEFINITIONS

"2023 Assessment Ordinance" means, collectively, the Assessment Ordinance No. 2023-10-13 and Assessment Ordinance No. 2023-10-15 approved and adopted by the City Council on October 23, 2023.

"2023 Service and Assessment Plan" means the Haggard Farm Public Improvement District Service and Assessment Plan that was approved by the City Council on October 23, 2023. The 2023 Service and Assessment Plan was filed with the Official Public Records of the County on October 25, 2023, as Instrument No. 2023000123089.

"2024 Annual Service Plan Update" means the Annual Service Plan Update to the 2023 Service and Assessment Plan approved by City Council on August 12, 2024.

"2025 Annual Service Plan Update" means the Annual Service Plan Update to the 2023 Service and Assessment Plan approved by City Council on August 11, 2025.

"2026 Amended and Restated Service and Assessment Plan" means this 2026 Amended and Restated Service and Assessment Plan, as updated, amended, or supplemented from time to time, which serves to amend and restate the 2023 Service and Assessment Plan in its entirety and any and all prior Annual Service Plan Updates.

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer, (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 Developer.

"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 2026 A&R 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.

"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 2026 A&R 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 2026 A&R 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 Major Improvement Area Assessment Roll and the Improvement Area #1 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 any Annual Service Plan Updates, and updates prepared in connection with the issuance of PID Bonds.

"Assisted Living Lot Type" or **"Assisted Living"** means an Assessed Property within the District intended to be developed into assisted living units. The Buyer Disclosure for Assisted Living Lot Types is attached as part of **Appendix B.**

"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.

"Buyer Disclosure" means the notice form required by Section 5.014 of the Texas Property Code, as amended, attached hereto as **Appendix B.**

"City" means the City of Plano, 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 2026 A&R Service and Assessment Plan, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Developer" means SW Haggard Master Developer, LLC, a Texas limited liability company, 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.

"District" means the Haggard Farm Public Improvement District containing approximately 142.49 acres located within the corporate limits of the City, and more specifically described in **Exhibit K-1** and depicted on **Exhibit A-1**.

"District Formation Costs" means the costs associated with forming the District, including, but not limited to, attorney fees, and any other cost or expense incurred by the City, the Developer or the Owner, directly associated with the establishment of the District.

"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 Developer 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 11.5039 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 2026 A&R Service and Assessment Plan as **Exhibit F-1.**

"Improvement Area #1 Authorized Improvements" means collectively, (1) the Improvement Area #1 Projects; (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 Plano, Texas, Special Assessment Revenue Bonds, Series 2023 (Haggard Farm Public Improvement District Improvement Area #1 Project)" that are secured by Improvement Area #1 Assessments. The debt service schedule for the Improvement Area #1 Bonds is attached hereto as **Exhibit J-1.**

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

"Improvement Area #1 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; and (2) the Improvement Area #1 Improvements.

"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 and as shown on Exhibit E.

"Major Improvement Area" means approximately 130.9861 acres located within the District, and more specifically described in **Exhibit K-3** and depicted on **Exhibit A-3**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

"Major Improvement Area Annual Installment" means the Annual Installment of the Major Improvement Area Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to the Major

Improvement Area; and (4) Additional Interest related to the Major Improvement Area Bonds, as shown on **Exhibit G-2.**

"Major Improvement Area Assessed Property" means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

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

"Major Improvement Area Assessment Roll" means the Assessment Roll for the Major Improvement Area Assessed Property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this 2026 A&R Service and Assessment Plan as **Exhibit G-1**.

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

"Major Improvement Area Bonds" means those certain "City of Plano, Texas, Special Assessment Revenue Bonds, Series 2023 (Haggard Farm Public Improvement District Major Improvement Area Project)" that are secured by Major Improvement Area Assessments. The debt service schedule for the Major Improvement Area Bonds is attached hereto as **Exhibit J-2.**

"Major Improvements" means those Authorized Improvements that confer a special benefit to all of the Assessed Property within the District, as further described in **Section III.B.** and depicted on **Exhibit H-2.**

"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**. The Maximum Assessment per unit/square foot shall never exceed the amount shown on **Exhibit E** for any parcel within the District.

"Multi-family Lot Type – Improvement Area #1" or **"MF IA#1"** means a Lot within Improvement Area #1 intended to be developed as rental multi-family housing. The Buyer Disclosure for Multi-family Lot Type - Improvement Area #1 is attached as part of **Appendix B.**

"Multi-family Lot Type – Major Improvement Area" or **"MF MIA"** means a Lot within the Major Improvement Area intended to be developed as rental multi-family housing.

"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.**

"Office Lot Type – Improvement Area #1" or **"Office IA#1"** means a Lot within Improvement Area #1 intended to be developed to house employees of business entities that produce a product or service primarily for support services including, but not limited to, administration, accounting, marketing, information processing and dissemination, consulting, human resource management, financial and insurance services, education and medical service, and other professional services. The Buyer Disclosure for Office Lot Type - Improvement Area #1 is attached as part of **Appendix B.**

"Office Lot Type – Major Improvement Area" or **"Office MIA"** means a Lot within the Major Improvement Area intended to be developed to house employees of business entities that produce a product or service primarily for support services including, but not limited to, administration, accounting, marketing, information processing and dissemination, consulting, human resource management, financial and insurance services, education and medical service, and other professional services.

"Owner" means Acres of Sunshine Ltd., A Texas limited partnership, SW Haggard Master Developer, LLC, a Texas limited liability company, 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.

"Retail Lot Type" or **"Retail"** means a Lot within the District intended to be developed into or operated as a retail building where businesses will sell goods and services.

"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.

"Townhome Lot Type" or **"Townhome"** means a Lot within the District marketed to homebuilders as a townhome Lot.

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

SECTION II: THE DISTRICT

The District includes approximately 142.49 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 188 units classified as Townhome Lot Types, 350 units classified as Multi-Family Lot Type – Improvement Area #1, 350 units classified as Multi-Family Lot Type – Major Improvement Area, 427 units classified as Assisted Living Lot Type, 133,479 square feet classified as Retail Lot Type, and 98,000 square feet classified as Office Lot Type – Improvement Area #1, and 439,500 square feet classified as Office Lot Type – Major Improvement Area.

Improvement Area #1 includes approximately 11.5039 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**. Development of Improvement Area #1 is anticipated to include approximately 350 units classified as Multi-Family Lot Type – Improvement Area #1 and 98,000 square feet classified as Office Lot Type - Improvement Area #1

The Major Improvement Area includes approximately 130.9861 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit K-3** and depicted on **Exhibit A-3**. Development of the Major Improvement Area is anticipated to include approximately 188 units classified as Townhome Lot Types, 350 units classified as Multi-Family Lot Types – Major Improvement Area, 427 units classified as Assisted Living Lot Type, 133,479 square feet classified as Retail Lot Type, and 439,500 square feet classified as Office Lot Type – Major Improvement Area.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Developer and its engineers 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**.

A. Major Improvements

- *Streets*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalk, landscaping, 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 the District.

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, fire hydrants, valves, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to all Lots within the District.

- *Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within the District.

- *Drainage*

  Improvements including earthen channels, swales, inlets, RCP piping and boxes, headwalls, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within the District.

- *Linear Parks*

  Linear parks with 10-12 foot wide trails, including a 12-foot pedestrian trail located along the creek extending from the northern border of Tract 2 to the southern border of Tract 3, a 10-foot trail connection to Tract 1 over a 12-foot wide pedestrian bridge, a 12-foot wide pedestrian trail meandering along the south side of Pinehaven Drive spanning from Parkwood Blvd to the creek, and two 10-foot wide trails extending from the creek to Spring Creek Pkwy on either side of Pinehaven Drive.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, District Formation Costs, legal fees, and consultant fees.

B. Improvement Area #1 Improvements

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, fire hydrants, valves, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, 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.

- *Drainage*

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

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

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 a fee for Underwriter's Counsel.

- *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

- *Deposit to Administrative Fund*

  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 Service Plan for the Assessed Property. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2026 A&R 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 and Private Improvements, issue the PID Bonds, and fund the deposit to the administrative fund. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the 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 2026 A&R 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 Developer, Owner, and all future owners and developers of the Assessed Property.

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developer and its engineers 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:

- At the time the City Council approved the 2023 Service and Assessment Plan, the costs of the Major Improvement Area Authorized Improvements were allocated to each Parcel in the Major Improvement Area based upon Estimated Buildout Value of each Parcel designated as Major Improvement Area Assessed Property to the Estimated Buildout Value of all Major Improvement Area Assessed Property.
- At the time the City Council approved the 2023 Service and Assessment Plan, the costs of the Major Improvements were allocated to Improvement Area #1 and the Major Improvement Area based upon Estimated Buildout Value of each Parcel or Assessed Property to the Estimated Buildout Value of the District. The Major Improvement Area was allocated 81.62% of the Major Improvements costs, and Improvement Area #1 was allocated 18.38% of the Major Improvements costs. The Major Improvement Area and Improvement Area #1's shares of the Major Improvement costs are illustrated in **Exhibit B.**
- At the time the City Council approved the 2023 Service and Assessment Plan, the costs of the Improvement Area #1 Authorized Improvements were allocated to each Parcel within Improvement Area #1 based on the ratio of the 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.

B. Assessments

At the time the City Council approved the applicable 2023 Assessment Ordinance, the Improvement Area #1 Assessment was levied on the Improvement Area #1 Assessed Property and is outstanding 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**. Upon division or subdivision of the Improvement Area #1 Assessed Property, the Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

At the time the City Council approved the applicable 2023 Assessment Ordinance, the Major Improvement Area Assessment was levied on the Major Improvement Area Assessed Property and is outstanding in the amount shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit G-1**. The projected Major Improvement Area Annual Installments are shown on **Exhibit G-2**. Upon division or subdivision of the Major Improvement Area Assessed Property, the Major Improvement Area Assessment will be reallocated pursuant to **Section VI**. The Major Improvement Area Assessment levied on the Major Improvement Area Assessed Property, as reflected herein and shown on **Exhibit E**, incorporates a reallocation implemented pursuant to the True-Up provision of the 2023 Service and Assessment Plan in connection with the submission of preliminary site plans, attached hereto as **Exhibit L-2 and Exhibit L-3**.

The Maximum Assessment for each Lot Type is shown on **Exhibit E**. In no case will the Assessment for Lots classified as Multi-Family Lot Type – Improvement Area #1, Office Lot Type – Improvement Area #1, Multi-Family Lot Type – Major Improvement Area, Office Lot Type – Major Improvement Area, Retail Lot Type, Assisted Living Lot Type and Townhome Lot Type, 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 Developer 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 $5,595,389 as shown on **Exhibit B**;

- 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;
- At the time the City Council approved the 2023 Service and Assessment Plan, the Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equaled $5,000,000, outstanding in the amount of $4,490,000 as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**, as further described in **Section XI**;
- The special benefit ($\geq$ $5,595,389) 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 ($5,000,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Authorized Improvements; and
- At the time the City Council approved the 2023 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 2023 Assessment Ordinance; (2) the 2023 Service and Assessment Plan and the 2023 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property.

- *Major Improvement Area*
  - The costs of the Major Improvement Area Authorized Improvements equal $16,536,049, as shown on **Exhibit B**;
  - The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Authorized Improvements equal to or greater than the Actual Cost of the Major Improvement Area Authorized Improvements;
  - At the time the City Council approved the 2023 Service and Assessment Plan, the Major Improvement Area Assessed Property was allocated 100% of the Major Improvement Area Assessment levied for the Major Improvement Area

Authorized Improvements, which equaled $16,458,000, outstanding in the amount of $16,300,000 as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit G-1**, as further described in **Section XI**;

- The special benefit (≥ $16,536,049) received by the Major Improvement Area Assessed Property from the Major Improvement Area Authorized Improvements is greater than or equal to the amount of the Major Improvement Area Assessment ($16,458,000) levied on the Major Improvement Area Assessed Property for the Major Improvement Area Authorized Improvements; and
- At the time the City Council approved the 2023 Service and Assessment Plan, the Owner owned 100% of the Major Improvement Area Assessed Property. The Owner acknowledged that the Major Improvement Area Authorized Improvements confer a special benefit on the Major Improvement Area Assessed Property and consented to the imposition of the Major Improvement Area 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 2023 Assessment Ordinance; (2) the 2023 Service and Assessment Plan and the 2023 Assessment Ordinance; and (3) the levying of the Major Improvement Area Assessment on the Major Improvement Area Assessed Property.

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 Developer, 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 Multi-Family Lot Type – Improvement Area #1, Office Lot Type – Improvement Area #1, Multi-Family Lot Type – Major Improvement Area, Office Lot Type – Major Improvement Area, Retail Lot Type, Assisted Living Lot Type and Townhome Lot Type 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 and subject to the provisions in this 2026 A&R Service and Assessment Plan:

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

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 Developer, Owner, or other owner of the property shall provide the City the estimated gross building square footage by Lot Type for the newly subdivided Lot. 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 Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Multi-Family Lot Type – Improvement Area #1, Office Lot Type – Improvement Area #1, Multi-Family Lot Type – Major Improvement Area, Office Lot Type – Major Improvement Area, Retail Lot Type, Assisted Living Lot Type and Townhome Lot Type 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

Upon submission of a preliminary plat and/or site plan by the Developer, Owner, or other owner of the property to the City, the Developer, Owner, or other owner shall provide the City the gross building square footage and use type for land included in the preliminary plat and/or site plan for each Lot anticipated to be created by the preliminary plat and/or site plan considering factors that may impact value. The Administrator will review the preliminary plat and/or site plan to determine if such plat and/or site plan will or will not result in the Assessment per Lot for any Lot Type within the preliminary plat and/or site plan exceeding the Maximum Assessment. If the Administrator determines the preliminary plat and/or site plan results in an Assessment per Lot for any Lot Type exceeding the Maximum Assessment, prior to the City issuing any building permit for any such Lot described in the reviewed preliminary plat or site plan, the entity submitting the preliminary plat and/or site plan will make a Prepayment in an amount sufficient to reduce the Assessment for each Lot within such preliminary plat and/or site plan to the Maximum Assessment. The City's approval of an Annual Service Plan Update, a preliminary plat,

or a site plan without payment of such Prepayment amounts does not eliminate the obligation of the entity submitting the preliminary plat and/or site plan to pay such amounts.

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 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. **Exhibit G-2** shows the estimated Major Improvement Area 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 or Non-Assessed 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 Improvement Area #1 Annual Installments of the Improvement Area #1 Assessments and Major Improvement Area Annual Installments of the Major Improvement Area Assessments were due when billed and were delinquent if not paid prior to February 1, 2024.

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 2026 A&R 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 Major Improvement Area 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 Major

Improvement Area Assessment Roll and Major Improvement Area 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 2026 A&R 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 2026 A&R 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 2026 A&R 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 2026 A&R 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 2026 A&R Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2026 A&R 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 2026 A&R Service and Assessment Plan. Interpretations of this 2026 A&R 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 2026 A&R 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 for each Lot Type 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 2026 A&R Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 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 2026 A&R 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 XI – ADDITIONAL INFORMATION

A. Parcel Subdivision

Improvement Area #1

- The final plat of Conveyance Plat Block A, Lots 1-7 was filed and recorded with the County on June 19, 2023, and attached as **Exhibit L-1**.

Major Improvement Area:

- The final plat of Conveyance Plat Block A, Lots 1-7 was filed and recorded with the County on June 19, 2023, and attached as **Exhibit L-1**.
- The preliminary site plan for Haggard Farm Almanac Addition, Block A, Lots 2 & 4 changed from the original uses in the 2023 Service and Assessment Plan, and was submitted to the City on March 3, 2025. The preliminary site plan consists of an assembly hall, restaurant, retail, winery, and vehicle parking lot, and attached hereto as **Exhibit L-2**.
- The preliminary site plan for Haggard Farm Townhomes changed from the original uses in the 2023 Service and Assessment Plan, and was submitted to the City on June 16, 2025. The preliminary site plan consists of 188 townhomes, and attached hereto as **Exhibit L-3**.

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

Improvement Area #1	
Lot Type	Number of Units / SF
Multi-Family	350
Office	98,000

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

Major Improvement Area	
Lot Type	Number of Units / SF
Retail	133,479
Assisted Living	427
Multi-Family	350
Office	439,500
Townhomes	188

See **Exhibit C** for the Concept Plan.

B. Lot and Home Sales

Improvement Area #1

Per the quarterly report dated December 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Multi-family Lot Type – Improvement Area #1: 350 units
  - Office Lot Type – Improvement Area #1: 0 SF
- Non-Developer Landowner Owned:
  - Multi-family Lot Type – Improvement Area #1: 0 units
  - Office Lot Type – Improvement Area #1: 98,000 SF
- Builder Owned:
  - Multi-family Lot Type – Improvement Area #1: 0 units
  - Office Lot Type – Improvement Area #1: 0 SF
- End-User Owner:
  - Multi-family Lot Type – Improvement Area #1: 0 units

- Office Lot Type – Improvement Area #1: 0 SF

Major Improvement Area

Per the quarterly report dated December 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Townhome Lot Type: 0 Lots
  - Retail Lot Type: 0 SF
  - Multi-family Lot Type – Major Improvement Area: 0 units
  - Office Lot Type – Major Improvement Area: 0 SF
  - Assisted Living Lot Type: 0 units
- Non-Developer Landowner Owned:
  - Townhome Lot Type: 188 Lots
  - Retail Lot Type: 133,479 SF
  - Multi-family Lot Type – Major Improvement Area: 350 units
  - Office Lot Type – Major Improvement Area: 439,500 SF
  - Assisted Living Lot Type: 427 units
- End-User Owner:
  - Townhome Lot Type: 0 Lots
  - Retail Lot Type: 0 SF
  - Multi-family Lot Type – Major Improvement Area: 0 units
  - Office Lot Type – Major Improvement Area: 0 SF
  - Assisted Living Lot Type: 0 units

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

C. Outstanding Assessment

Improvement Area #1

Net of the Annual Installment due January 31, 2026, Improvement Area #1 has an outstanding Assessment of $4,940,000.00.

Major Improvement Area

Net of the Annual Installment due January 31, 2026, the Major Improvement Area has an outstanding assessment of $16,300,000.00.

D. Annual Installment Due 1/31/2027

Improvement Area #1

- ***Principal and Interest*** – The total principal and interest required for the Improvement Area #1 Annual Installment is $434,500.00.

- ***Additional Interest*** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to $271,700.0 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of $24,400.00.

- ***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 $30,346.95.

Improvement Area #1		
Due January 31, 2027		
Principal	$	64,000.00
Interest	$	370,500.00
Annual Collection Costs	$	30,346.95
Additional Interest	$	24,400.00
Total Annual Installment	**$**	**489,246.95**

See below for a table showing the breakdown of the Annual Collection Costs for the Annual Installments due 1/31/2027.

Annual Collection Costs Breakdown Improvement Area #1		
PID Administration	$	11,349.95
City Auditor	$	233.01
Filing Fees	$	233.01
County Collection	$	233.01
PID Trustee	$	4,500.00
Dissemination Agent	$	3,500.00
Draw Request Review	$	3,800.00
P3Works Dev/Issuer CDA Review	$	3,500.00
Collection Cost Maintenance	$	10,000.00
Less CCMB Credit from Prior Years	$	(8,502.03)
Arbitrage Calculation	$	1,500.00
Total Annual Collection Costs	**$**	**30,346.95**

Please contact the Administrator for the pay period for the Improvement Area #1 Bonds. See **Exhibit J-1** for the debt service schedule for the Improvement Area #1 Bonds.

Major Improvement Area

- ***Principal and Interest*** – The total principal and interest required for the Major Improvement Area Annual Installment is $1,541,482.50.

- ***Additional Interest*** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to $896,500.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of $80,710.00.

- ***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 $65,581.95.

Major Improvement Area		
Due January 31, 2027		
Principal	$	171,000.00
Interest	$	1,370,482.50
Annual Collection Costs	$	65,581.95
Additional Interest	$	80,710.00
Total Annual Installment	**$**	**1,687,774.45**

See below for a table showing the breakdown of the Annual Collection Costs for the Annual Installments due 1/31/2027.

Annual Collection Costs Breakdown MIA		
PID Administration	$	37,359.50
City Auditor	$	766.99
Filing Fees	$	766.99
County Collection	$	766.99
PID Trustee	$	4,500.00
Dissemination Agent	$	3,500.00
Draw Request Review	$	3,800.00
P3Works Dev/Issuer CDA Review	$	3,500.00
Collection Cost Maintenance	$	10,000.00
Less CCMB Credit from Prior Years	$	(878.52)
Arbitrage Calculation	$	1,500.00
Total Annual Collection Costs	**$**	**65,581.95**

Please contact the Administrator for the pay period for the Major Improvement Area Bonds. See **Exhibit J-2** for the debt service schedule for the Major Improvement Area Bonds.

EXHIBITS

The following Exhibits are attached to and made a part of this 2026 A&R 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	Map of Major Improvement Area
Exhibit A-4	Concept Plan
Exhibit B	Project 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	Major Improvement Area Assessment Roll
Exhibit G-2	Major Improvement Area Annual Installments
Exhibit H-1	Maps of Improvement Area #1 Improvements
Exhibit H-2	Maps of Major Improvements
Exhibit I	Form of Notice of Assessment Termination
Exhibit J-1	Debt Service Schedule for Improvement Area #1 Bonds
Exhibit J-2	Debt Service Schedule for Major Improvement Area Bonds
Exhibit K-1	District Legal Description
Exhibit K-2	Improvement Area #1 Legal Description
Exhibit K-3	Major Improvement Area Legal Description
Exhibit L-1	Haggard Farm Conveyance Plat Block A Lots 1-7
Exhibit L-2	Preliminary Site Plan Haggard Farm Almanac Addition, Block A, Lots 2&4
Exhibit L-3	Preliminary Site Plan Haggard Farm Townhomes

APPENDICES

The following Appendices are attached to and made a part of this 2026 A&R Service and Assessment Plan for all purposes:

Appendix A	Engineer's Report
Appendix B	Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

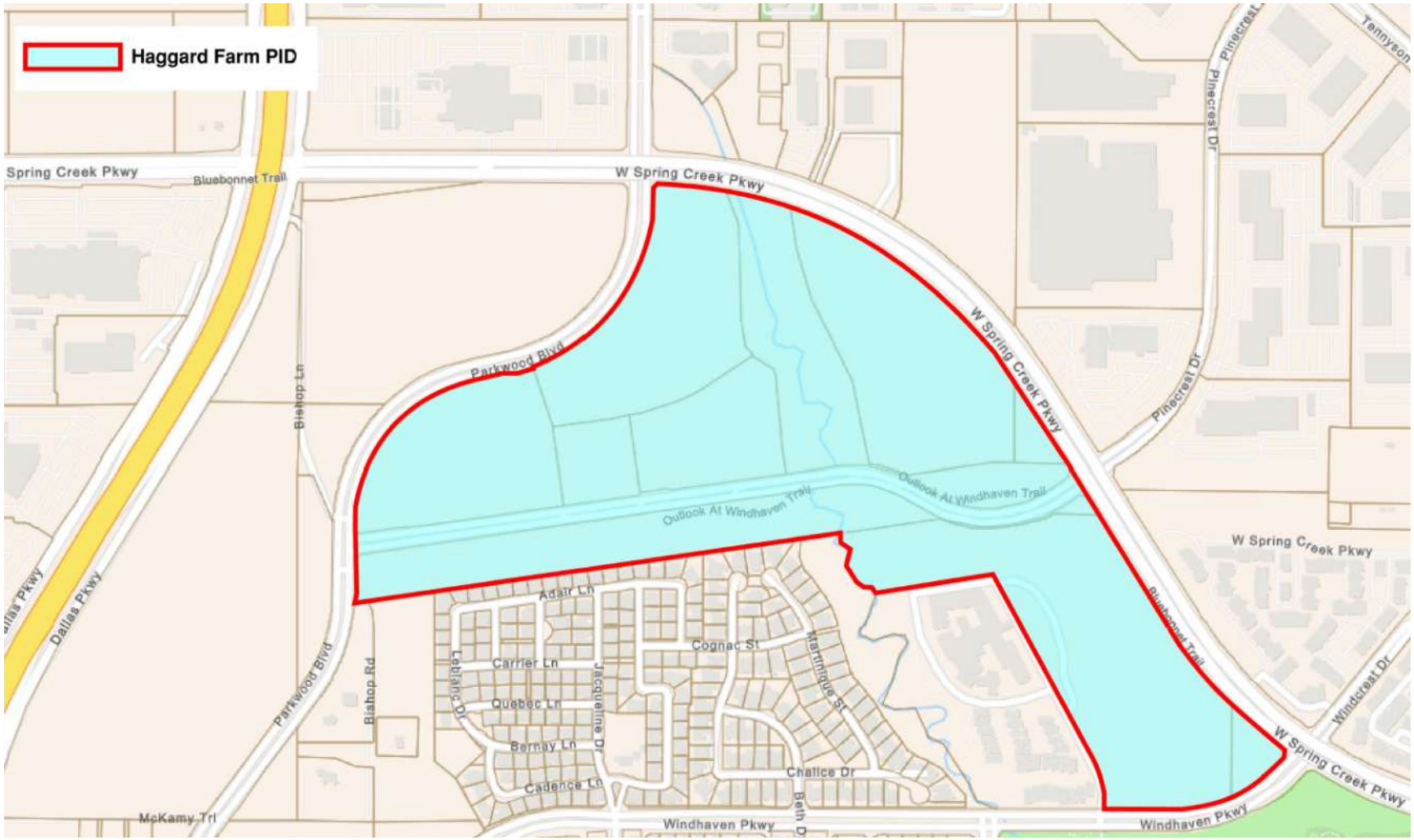


Exhibit "A" to Ordinance No. 2026-3-4

EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1

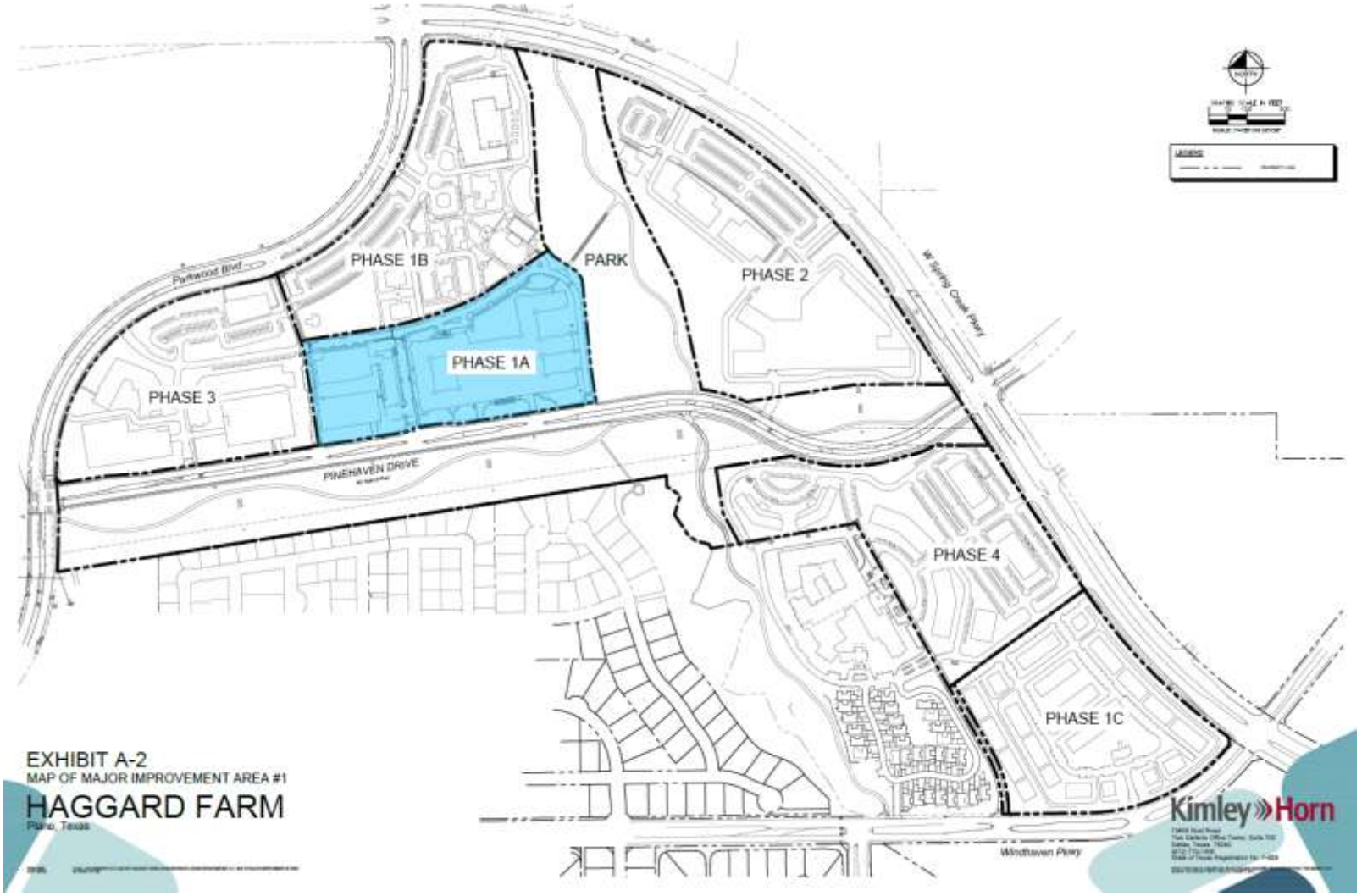


Exhibit "A" to Ordinance No. 2026-3-4

EXHIBIT A-3 – MAP OF MAJOR IMPROVEMENT AREA

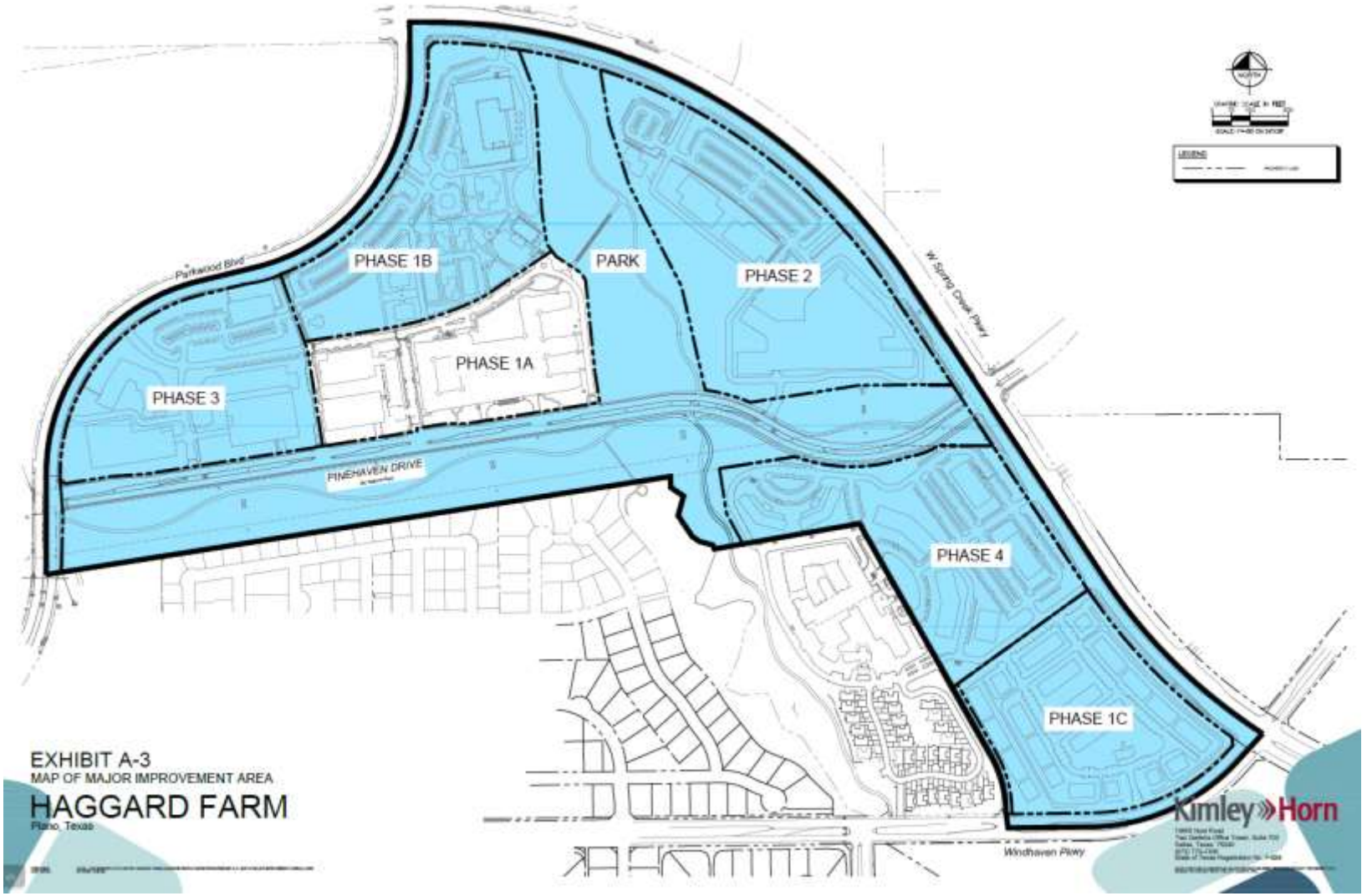
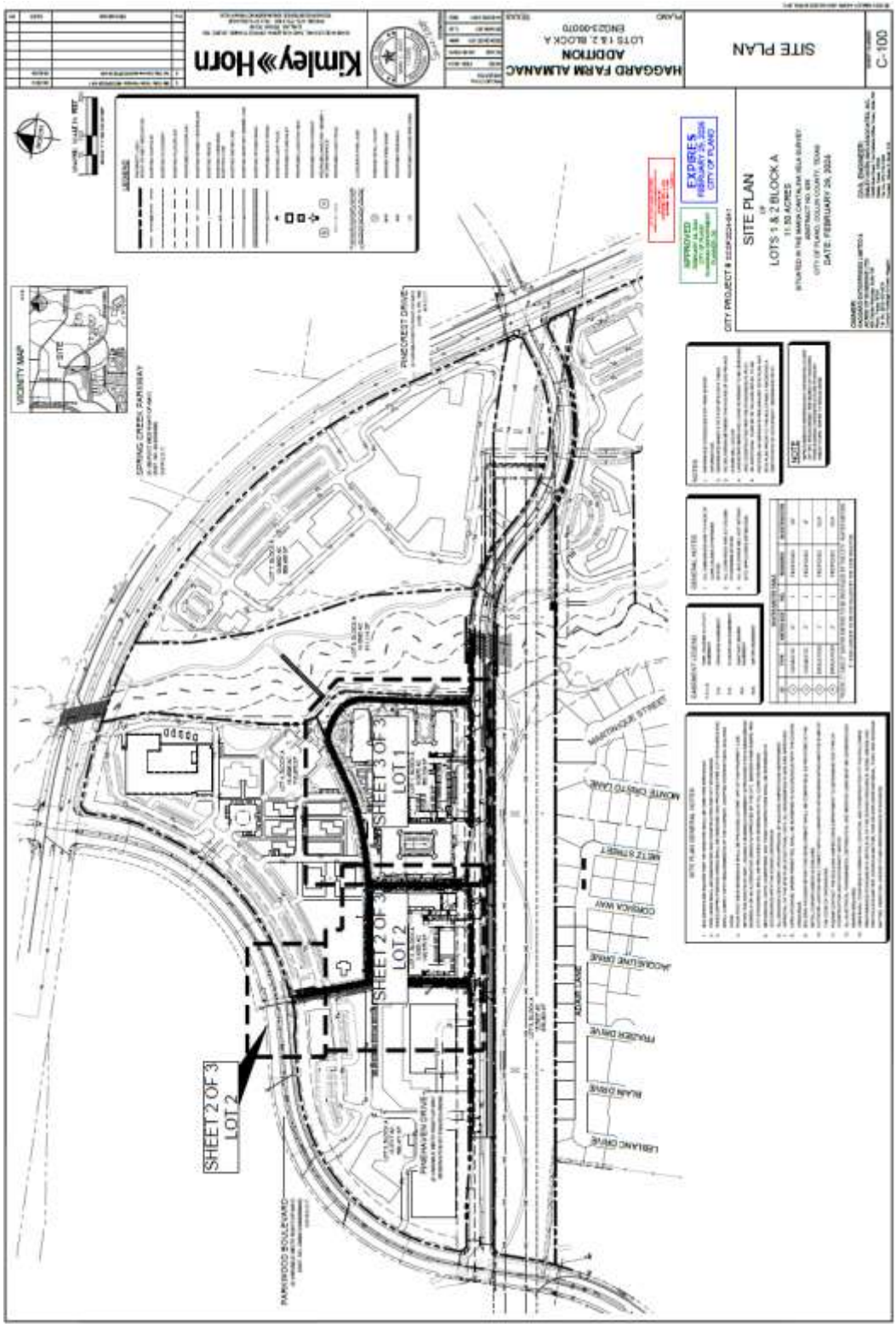


Exhibit "A" to Ordinance No. 2026-3-4

EXHIBIT A-4 – CONCEPT PLAN



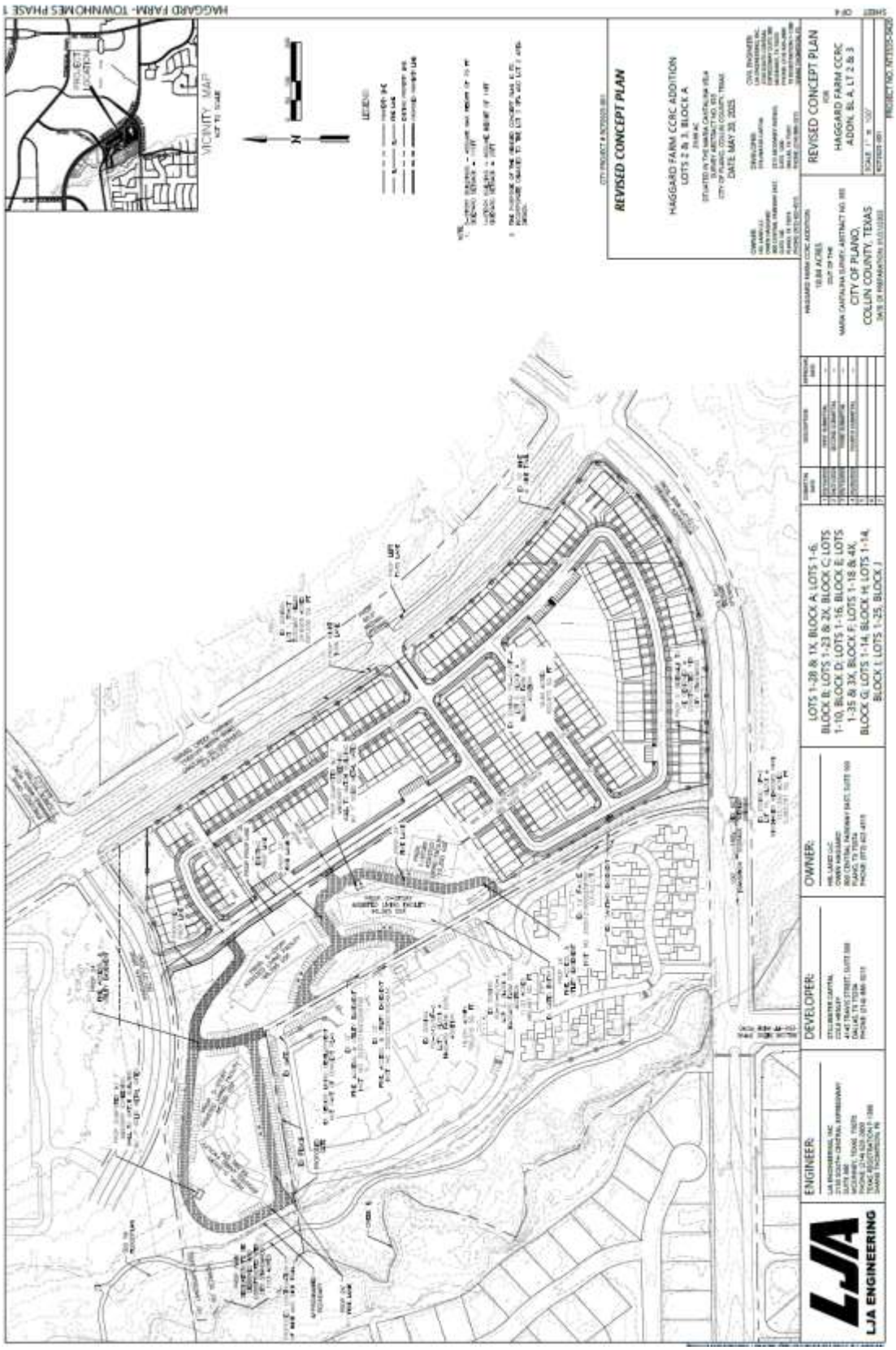

REVISED CONCEPT PLAN
HAGGARD FARM CCRC ADDITION
LOTS 2 & 3, BLOCK A
DATE: MAY 20, 2025
REVISED CONCEPT PLAN
HAGGARD FARM CCRC ADDN, BL A, LT 2 & 3
CITY OF PLANO, COLLIN COUNTY, TEXAS
VICINITY MAP
LEGEND
ENGINEER:
LJA ENGINEERING
DEVELOPER:
OWNER:
LOTS 1-20 & 1X, BLOCK A; LOTS 1-6, BLOCK B; LOTS 1-23 & 2X, BLOCK C; LOTS 1-10, BLOCK D; LOTS 1-16, BLOCK E; LOTS 1-35 & 3X, BLOCK F; LOTS 1-18 & 4X, BLOCK G; LOTS 1-14, BLOCK H; LOTS 1-14, BLOCK I; LOTS 1-25, BLOCK J

EXHIBIT B – PROJECT COSTS

	Total Costs[a]	Private	City Contribution	PID Funded	Major Improvement Area %	Major Improvement Area Cost	Improvement Area #1 %	Improvement Area #1 Cost
Major Improvements [b]								
Streets	$ 7,568,641	$ -	$ 3,300,932	$ 4,267,709	81.62%	$ 3,483,373	18.38%	$ 784,336
Water	1,550,210	-	-	1,550,210	81.62%	1,265,307	18.38%	284,903
Sewer	1,636,100	-	-	1,636,100	81.62%	1,335,411	18.38%	300,689
Drainage[c]	5,740,546	-	2,464,827	3,275,719	81.62%	2,673,695	18.38%	602,024
Linear Parks	750,000	-	-	750,000	81.62%	612,162	18.38%	137,838
Soft Costs[c], [d]	2,959,305	-	864,864	2,094,441	81.62%	1,709,517	18.38%	384,924
	$ 20,204,802	$ -	$ 6,630,623	$ 13,574,179		$ 11,079,465		$ 2,494,714
Improvement Area #1 Improvements								
Water	$ 569,020	$ -	$ -	$ 569,020	0.00%	$ -	100.00%	$ 569,020
Sewer	146,120	-	-	146,120	0.00%	-	100.00%	146,120
Drainage	633,390	-	-	633,390	0.00%	-	100.00%	633,390
Soft Costs	134,853	-	-	134,853	0.00%	-	100.00%	134,853
	$ 1,483,383	$ -	$ -	$ 1,483,383		$ -		$ 1,483,383
Private Major Improvements								
Streets	$ 2,312,267	$ 2,312,267	$ -	$ -	0.00%	$ -	0.00%	$ -
Soft Costs	254,349	254,349	-	-	0.00%	-	0.00%	-
	$ 2,566,616	$ 2,566,616	$ -	$ -		$ -		$ -
Private Internal Improvements								
Streets	$ 2,039,592	$ 2,039,592	$ -	$ -	0.00%	$ -	0.00%	$ -
Water	19,500	19,500	-	-	0.00%	-	0.00%	-
Sewer	141,740	141,740	-	-	0.00%	-	0.00%	-
Drainage	193,675	193,675	-	-	0.00%	-	0.00%	-
Soft Costs	239,451	239,451	-	-	0.00%	-	0.00%	-
	$ 2,633,958	$ 2,633,958	$ -	$ -		$ -		$ -
Bond Issuance Costs								
Debt Service Reserve	$ 2,025,610	$ -	$ -	$ 2,025,610		$ 1,590,610		$ 435,000
Capitalized Interest	3,199,525	-	-	3,199,525		2,517,233		682,292
Underwriter's Discount	643,740	-	-	643,740		493,740		150,000
Cost of Issuance	1,065,000	-	-	1,065,000		785,000		280,000
	$ 6,933,875	$ -	$ -	$ 6,933,875		$ 5,386,583		$ 1,547,292
Other Costs								
Deposit to Administrative Fund[e]	$ 140,000	$ -	$ -	$ 140,000		$ 70,000		$ 70,000
	$ 140,000	$ -	$ -	$ 140,000		$ 70,000		$ 70,000
Total	**$ 33,962,634**	**$ 5,200,574**	**$ 6,630,623**	**$ 22,131,437**		**$ 16,536,049**		**$ 5,595,389**

Footnotes:

[a] Per Engineer's Report provided by Developer dated 8/14/2023, attached hereto as **Appendix A.**

[b] Major Improvements are allocated between the Major Improvement Area and Improvement Area #1 based on Estimated Buildout Value.

[c] For the City's Contribution, the drainage and soft costs are specific to the Storm Drainage associated with the Major Improvement Streets being funded by the City's Contribution.

[d] Note District Formation Costs have decreased by $427,519 since approval of the Preliminary Service and Assessment Plan.

[e] Annual Collection Costs required for first year will be paid for out of the proceeds of the respective series of PID Bonds.

Exhibit "A" to Ordinance No. 2026-3-4

EXHIBIT C – SERVICE PLAN

Improvement Area #1						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 64,000.00	$ 68,000.00	$ 73,000.00	$ 78,000.00	$ 84,000.00
Interest		370,500.00	365,700.00	360,600.00	355,125.00	349,275.00
Capitalized Interest		-	-	-	-	-
	(1)	$ 434,500.00	$ 433,700.00	$ 433,600.00	$ 433,125.00	$ 433,275.00
Additional Interest	(2)	$ 24,400.00	$ 24,080.00	$ 23,740.00	$ 23,375.00	$ 22,985.00
Annual Collection Costs	(3)	$ 30,346.95	$ 27,895.96	$ 28,453.88	$ 29,022.96	$ 29,603.42
Total Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ 489,246.95**	**$ 485,675.96**	**$ 485,793.88**	**$ 485,522.96**	**$ 485,863.42**

Major Improvement Area						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 171,000.00	$ 185,000.00	$ 201,000.00	$ 218,000.00	$ 236,000.00
Interest		1,370,482.50	1,356,375.00	1,341,112.50	1,324,530.00	1,306,545.00
Capitalized Interest		-	-	-	-	-
	(1)	$ 1,541,482.50	$ 1,541,375.00	$ 1,542,112.50	$ 1,542,530.00	$ 1,542,545.00
Additional Interest	(2)	$ 80,710.00	$ 79,855.00	$ 78,930.00	$ 77,925.00	$ 76,835.00
Annual Collection Costs	(3)	$ 65,581.95	$ 56,059.68	$ 57,180.87	$ 58,324.49	$ 59,490.98
Total Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ 1,687,774.45**	**$ 1,677,289.68**	**$ 1,678,223.37**	**$ 1,678,779.49**	**$ 1,678,870.98**

Exhibit "A" to Ordinance No. 2026-3-4

EXHIBIT D – SOURCES AND USES OF FUNDS

	Private	City Contribution	Major Improvement Area	Improvement Area #1	Total
Sources of Funds					
Major Improvement Area Bonds	$ -	$ -	$ 16,458,000	$ -	$ 16,458,000
Improvement Area #1 Bonds	-	-	-	5,000,000	5,000,000
Owner Contribution[a]		-	78,049	595,389	673,437
Owner Contribution - Private Improvements[b]	5,200,574	-	-	-	5,200,574
City Contribution - Roads[c]	-	3,300,932	-	-	3,300,932
City Contribution - Drainage[c]	-	2,464,827	-	-	2,464,827
City Contribution - Soft Costs[c]	-	864,864	-	-	864,864
Total Sources	**$ 5,200,574**	**$ 6,630,623**	**$ 16,536,049**	**$ 5,595,389**	**$ 33,962,634**
Uses of Funds					
Major Improvements	$ -	$ 6,630,623	$ 11,079,465	$ 2,494,714	$ 20,204,802
Improvement Area #1 Improvements	-	-	-	1,483,383	1,483,383
Private Major Improvements	2,566,616	-	-	-	2,566,616
Private Internal Improvements	2,633,958	-	-	-	2,633,958
	$ 5,200,574	$ 6,630,623	$ 11,079,465	$ 3,978,097	$ 26,888,759
Bond Issuance Costs					
Debt Service Reserve	$ -	$ -	$ 1,590,610	$ 435,000	$ 2,025,610
Capitalized Interest	-	-	2,517,233	682,292	3,199,525
Underwriter's Discount	-	-	493,740	150,000	643,740
Cost of Issuance	-	-	785,000	280,000	1,065,000
	$ -	$ -	$ 5,386,583	$ 1,547,292	$ 6,933,875
Other Costs					
Deposit to Administrative Fund	$ -	$ -	$ 70,000	$ 70,000	$ 140,000
	$ -	$ -	$ 70,000	$ 70,000	$ 140,000
Total Uses	**$ 5,200,574**	**$ 6,630,623**	**$ 16,536,049**	**$ 5,595,389**	**$ 33,962,634**

Footnotes:

[a] Non-reimburseable through PID Bonds or Assessments levied and collected in this District. To be funded by the Owner with cash at closing.

[b] Non-reimburseable through PID Bonds or Assessments levied and collected in this District.

[c] These costs are funded by various City contribution sources as identified in the Indentures.

Exhibit "A" to Ordinance No. 2026-3-4

Page 45 of 201

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Tract	Parcel	Lot Type	Units/Square footage[b]	Estimated Appraised Value		Estimated Buildout Value		Assessment[c]		Average Annual Installment		PID TRE
				Per Unit/Sq Ft[a]	Total	Per Unit/Sq Ft[a]	Total	Per Unit/Sq Ft	Total	Per Unit/Sq Ft	Total	
Improvement Area #1												
1	1	Multi-Family	350	$ 31,000	$ 10,850,000	$ 225,000	$ 78,750,000	$ 9,831.93	$ 3,441,176	$ 962.65	$ 336,926	$ 0.4278
1	2	Office	98,000	42	4,150,000	350	34,300,000	15.29	1,498,824	1.50	146,750	0.4278
		Subtotal			**$ 15,000,000**		**$ 113,050,000**		**$ 4,940,000**		**$ 483,676**	
Major Improvement Area												
1	3	Retail	63,050	$ 258	$ 16,280,000	$ 400	$ 25,220,000	$ 12.66	$ 798,354.53	$ 1.29	$ 81,313	$ 0.3224
1	4	Retail	63,829	258	16,481,144	400	25,531,600	12.66	$ 808,218.42	1.29	82,318	0.3224
1	5	Office	164,000	35	5,730,000	350	57,400,000	11.08	$ 1,817,032.12	1.13	185,066	0.3224
1	6	Office	144,000	50	7,190,000	350	50,400,000	11.08	$ 1,595,442.83	1.13	162,497	0.3224
1	7	Office	31,500	143	4,510,000	350	11,025,000	11.08	$ 349,003.12	1.13	35,546	0.3224
2	1	Multi-Family	350	31,000	10,850,000	225,000	78,750,000	7,122.51	$ 2,492,879.43	725.43	253,901	0.3224
2	2	Office	50,000	63	3,170,000	350	17,500,000	11.08	$ 553,973.21	1.13	56,422	0.3224
2	3	Office	50,000	73	3,660,000	350	17,500,000	11.08	$ 553,973.21	1.13	56,422	0.3224
2	4	Retail	6,600	406	2,680,000	400	2,640,000	12.66	$ 83,570.82	1.29	8,512	0.3224
3	1, 2	Townhomes	55	110,000	6,050,000	650,000	35,750,000	20,576.15	$ 1,131,688.12	2,095.69	115,263	0.3224
3	3	Assisted Living	120	30,167	3,620,000	250,000	30,000,000	7,913.90	$ 949,668.35	806.04	96,724	0.3224
3	4	Assisted Living	107	29,626	3,170,000	250,000	26,750,000	7,913.90	$ 846,787.62	806.04	86,246	0.3224
3	5	Assisted Living	200	28,300	5,660,000	250,000	50,000,000	7,913.90	$ 1,582,780.59	806.04	161,207	0.3224
4	1	Townhomes	133	110,000	11,000,000	650,000	86,450,000	20,576.15	$ 2,736,627.64	2,095.69	278,727	0.3224
		Subtotal			**$ 100,051,144**		**$ 514,916,600**		**$ 16,300,000**		**$ 1,660,164**	

Footnotes

[a] Per information provided by the Developer dated July 19, 2023.

[b] Per information provided by the Developer for the Q4 2025 Quarterly report.

[c] Pursuant to Section VI.C of the 2023 Service and Assessment Plan, upon the Owner's submission of a site plan, the City determined that the proposed development would result in an Assessment per Lot exceeding the applicable Maximum Assessment. Accordingly, within the provisions therein, the Major Improvement Area Assessment was reallocated among the Major Improvement Area Assessed Property within the site plan such that no Lot Type exceeds the Maximum Assessment provided by the 2023 Service and Assessment Plan. As a result, no prepayment is required at this time. The Assessment amounts shown in this Exhibit reflect the Assessment as adjusted following such True-Up and reallocation.

Exhibit "A" to Ordinance No. 2026-3-4

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Concept Plan			
Tract and Parcel	Lot Type	Outstanding Assessment[a]	Annual Installment Due 1/31/2027[a]
Tract 1 Parcel 1	Multi-Family	$ 3,441,176.47	$ 340,806.70
Tract 1 Parcel 2	Office	$ 1,498,823.53	$ 148,440.25
Total		**$ 4,940,000.00**	**$ 489,246.95**

Footnotes:

[a] Improvement Area #1 Assessment will be levied on each Tract and Parcel within Improvement Area #1 as shown in this Improvement Area #1 Assessment Roll.

Property ID			
Property ID[a]	Area	Outstanding Assessment	Annual Installment Due 1/31/2027
2889157	Improvement Area #1	$ 1,498,823.53	$ 148,440.25
2889156	Improvement Area #1	$ 3,441,176.47	$ 340,806.70
Total		**$ 4,940,000.00**	**$ 489,246.95**

Footnotes:

[a] Property IDs as shown by Collin Central Appraisal District. Subject to change prior to billing.

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest	Additional Interest	Annual Collection Costs	Total Annual Installment
2027	$ 64,000.00	$ 370,500.00	$ 24,400.00	$ 30,346.95	$ 489,246.95
2028	$ 68,000.00	$ 365,700.00	$ 24,080.00	$ 27,895.96	$ 485,675.96
2029	$ 73,000.00	$ 360,600.00	$ 23,740.00	$ 28,453.88	$ 485,793.88
2030	$ 78,000.00	$ 355,125.00	$ 23,375.00	$ 29,022.96	$ 485,522.96
2031	$ 84,000.00	$ 349,275.00	$ 22,985.00	$ 29,603.42	$ 485,863.42
2032	$ 89,000.00	$ 342,975.00	$ 22,565.00	$ 30,195.48	$ 484,735.48
2033	$ 96,000.00	$ 336,300.00	$ 22,120.00	$ 30,799.39	$ 485,219.39
2034	$ 103,000.00	$ 329,100.00	$ 21,640.00	$ 31,415.38	$ 485,155.38
2035	$ 110,000.00	$ 321,375.00	$ 21,125.00	$ 32,043.69	$ 484,543.69
2036	$ 118,000.00	$ 313,125.00	$ 20,575.00	$ 32,684.56	$ 484,384.56
2037	$ 126,000.00	$ 304,275.00	$ 19,985.00	$ 33,338.25	$ 483,598.25
2038	$ 136,000.00	$ 294,825.00	$ 19,355.00	$ 34,005.02	$ 484,185.02
2039	$ 145,000.00	$ 284,625.00	$ 18,675.00	$ 34,685.12	$ 482,985.12
2040	$ 156,000.00	$ 273,750.00	$ 17,950.00	$ 35,378.82	$ 483,078.82
2041	$ 168,000.00	$ 262,050.00	$ 17,170.00	$ 36,086.40	$ 483,306.40
2042	$ 180,000.00	$ 249,450.00	$ 16,330.00	$ 36,808.13	$ 482,588.13
2043	$ 194,000.00	$ 235,950.00	$ 15,430.00	$ 37,544.29	$ 482,924.29
2044	$ 208,000.00	$ 221,400.00	$ 14,460.00	$ 38,295.17	$ 482,155.17
2045	$ 224,000.00	$ 205,800.00	$ 13,420.00	$ 39,061.08	$ 482,281.08
2046	$ 240,000.00	$ 189,000.00	$ 12,300.00	$ 39,842.30	$ 481,142.30
2047	$ 259,000.00	$ 171,000.00	$ 11,100.00	$ 40,639.15	$ 481,739.15
2048	$ 278,000.00	$ 151,575.00	$ 9,805.00	$ 41,451.93	$ 480,831.93
2049	$ 299,000.00	$ 130,725.00	$ 8,415.00	$ 42,280.97	$ 480,420.97
2050	$ 322,000.00	$ 108,300.00	$ 6,920.00	$ 43,126.59	$ 480,346.59
2051	$ 347,000.00	$ 84,150.00	$ 5,310.00	$ 43,989.12	$ 480,449.12
2052	$ 373,000.00	$ 58,125.00	$ 3,575.00	$ 44,868.90	$ 479,568.90
2053	$ 402,000.00	$ 30,150.00	$ 1,710.00	$ 45,766.28	$ 479,626.28
Total	**$ 4,940,000.00**	**$ 6,699,225.00**	**$ 438,515.00**	**$ 969,629.18**	**$ 13,047,369.18**

Footnotes:

[a] Interest is calculated at a 7.500% rate.

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

EXHIBIT G-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Concept Plan			
Tract and Parcel	Lot Type	Outstanding Assessment[a]	Annual Installment Due 1/31/2027[a]
Tract 1 Parcel 3	Retail	$ 798,354.53	$ 82,665.18
Tract 1 Parcel 4	Retail	$ 808,218.42	$ 83,686.53
Tract 1 Parcel 5	Office	$ 1,817,032.12	$ 188,143.58
Tract 1 Parcel 6	Office	$ 1,595,442.83	$ 165,199.24
Tract 1 Parcel 7	Office	$ 349,003.12	$ 36,137.33
Tract 2 Parcel 1	Multi-Family	$ 2,492,879.43	$ 258,123.82
Tract 2 Parcel 2	Office	$ 553,973.21	$ 57,360.85
Tract 2 Parcel 3	Office	$ 553,973.21	$ 57,360.85
Tract 2 Parcel 4	Retail	$ 83,570.82	$ 8,653.29
Tract 3 Parcels 1 & 2	Townhomes	$ 1,131,688.12	$ 117,180.02
Tract 3 Parcel 3	Assisted Living	$ 949,668.35	$ 98,332.88
Tract 3 Parcel 4	Assisted Living	$ 846,787.62	$ 87,680.15
Tract 3 Parcel 5	Assisted Living	$ 1,582,780.59	$ 163,888.14
Tract 4 Parcel 1	Townhomes	$ 2,736,627.64	$ 283,362.59
Total		**$ 16,300,000.00**	**$ 1,687,774.45**

Footnotes:

[a] The Major Improvement Area Assessment will be levied on each Tract and Parcel within the Major Improvement Area as shown in this Major Improvement Area Assessment Roll. See Concept Plan attached hereto as **Exhibit D.**

Property ID			
Property ID[a]	Area	Outstanding Assessment	Annual Installment Due 1/31/2027
2138041	Major Improvement Area	$ 137,785.61	$ 14,266.93
2669178	Major Improvement Area	$ 7,109,766.72	$ 736,176.85
2889158	Major Improvement Area	$ 3,761,478.07	$ 389,480.16
2889159	Major Improvement Area	$ 1,606,572.95	$ 166,351.70
2889162	Major Improvement Area	$ 3,529,742.27	$ 365,485.20
2903479	Major Improvement Area	$ 154,654.39	$ 16,013.60
2963644	Major Improvement Area	$ -	$ -
2963646	Major Improvement Area	$ -	$ -
Total		**$ 16,300,000.00**	**$ 1,687,774.45**

Footnotes:

[a] Property IDs as shown by Collin Central Appraisal District. Subject to change prior to billing.

EXHIBIT G-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 171,000.00	$ 1,370,482.50	$ 80,710.00	$ 65,581.95	$ 1,687,774.45
2028	$ 185,000.00	$ 1,356,375.00	$ 79,855.00	$ 56,059.68	$ 1,677,289.68
2029	$ 201,000.00	$ 1,341,112.50	$ 78,930.00	$ 57,180.87	$ 1,678,223.37
2030	$ 218,000.00	$ 1,324,530.00	$ 77,925.00	$ 58,324.49	$ 1,678,779.49
2031	$ 236,000.00	$ 1,306,545.00	$ 76,835.00	$ 59,490.98	$ 1,678,870.98
2032	$ 256,000.00	$ 1,287,075.00	$ 75,655.00	$ 60,680.80	$ 1,679,410.80
2033	$ 277,000.00	$ 1,265,955.00	$ 74,375.00	$ 61,894.42	$ 1,679,224.42
2034	$ 301,000.00	$ 1,243,102.50	$ 72,990.00	$ 63,132.30	$ 1,680,224.80
2035	$ 326,000.00	$ 1,218,270.00	$ 71,485.00	$ 64,394.95	$ 1,680,149.95
2036	$ 354,000.00	$ 1,191,375.00	$ 69,855.00	$ 65,682.85	$ 1,680,912.85
2037	$ 384,000.00	$ 1,162,170.00	$ 68,085.00	$ 66,996.51	$ 1,681,251.51
2038	$ 416,000.00	$ 1,130,490.00	$ 66,165.00	$ 68,336.44	$ 1,680,991.44
2039	$ 452,000.00	$ 1,096,170.00	$ 64,085.00	$ 69,703.17	$ 1,681,958.17
2040	$ 491,000.00	$ 1,058,880.00	$ 61,825.00	$ 71,097.23	$ 1,682,802.23
2041	$ 533,000.00	$ 1,018,372.50	$ 59,370.00	$ 72,519.17	$ 1,683,261.67
2042	$ 578,000.00	$ 974,400.00	$ 56,705.00	$ 73,969.56	$ 1,683,074.56
2043	$ 628,000.00	$ 926,715.00	$ 53,815.00	$ 75,448.95	$ 1,683,978.95
2044	$ 682,000.00	$ 874,905.00	$ 50,675.00	$ 76,957.93	$ 1,684,537.93
2045	$ 742,000.00	$ 816,935.00	$ 47,265.00	$ 78,497.09	$ 1,684,697.09
2046	$ 808,000.00	$ 753,865.00	$ 43,555.00	$ 80,067.03	$ 1,685,487.03
2047	$ 879,000.00	$ 685,185.00	$ 39,515.00	$ 81,668.37	$ 1,685,368.37
2048	$ 957,000.00	$ 610,470.00	$ 35,120.00	$ 83,301.73	$ 1,685,891.73
2049	$ 1,042,000.00	$ 529,125.00	$ 30,335.00	$ 84,967.77	$ 1,686,427.77
2050	$ 1,135,000.00	$ 440,555.00	$ 25,125.00	$ 86,667.12	$ 1,687,347.12
2051	$ 1,236,000.00	$ 344,080.00	$ 19,450.00	$ 88,400.47	$ 1,687,930.47
2052	$ 1,346,000.00	$ 239,020.00	$ 13,270.00	$ 90,168.48	$ 1,688,458.48
2053	$ 1,466,000.00	$ 124,610.00	$ 6,540.00	$ 91,971.85	$ 1,689,121.85
Total	**$ 16,300,000.00**	**$ 25,690,770.00**	**$ 1,499,515.00**	**$ 1,953,162.13**	**$ 45,443,447.13**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

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



Exhibit "A" to Ordinance No. 2026-3-4


EXHIBIT M
PHASE 1A - DIRECT INFRASTRUCTURE PUBLIC WATER
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1A
PARKWOOD BOULEVARD
PINEHAVEN DRIVE


EXHIBIT N
PHASE 1A - DIRECT INFRASTRUCTURE PUBLIC SANITARY SEWER
HAGGARD FARM
Parker, Texas
Kimley»Horn
PHASE 1A
PARKWOOD BOULEVARD
SPRING CREEK PARKWAY
PINEHAVEN DRIVE

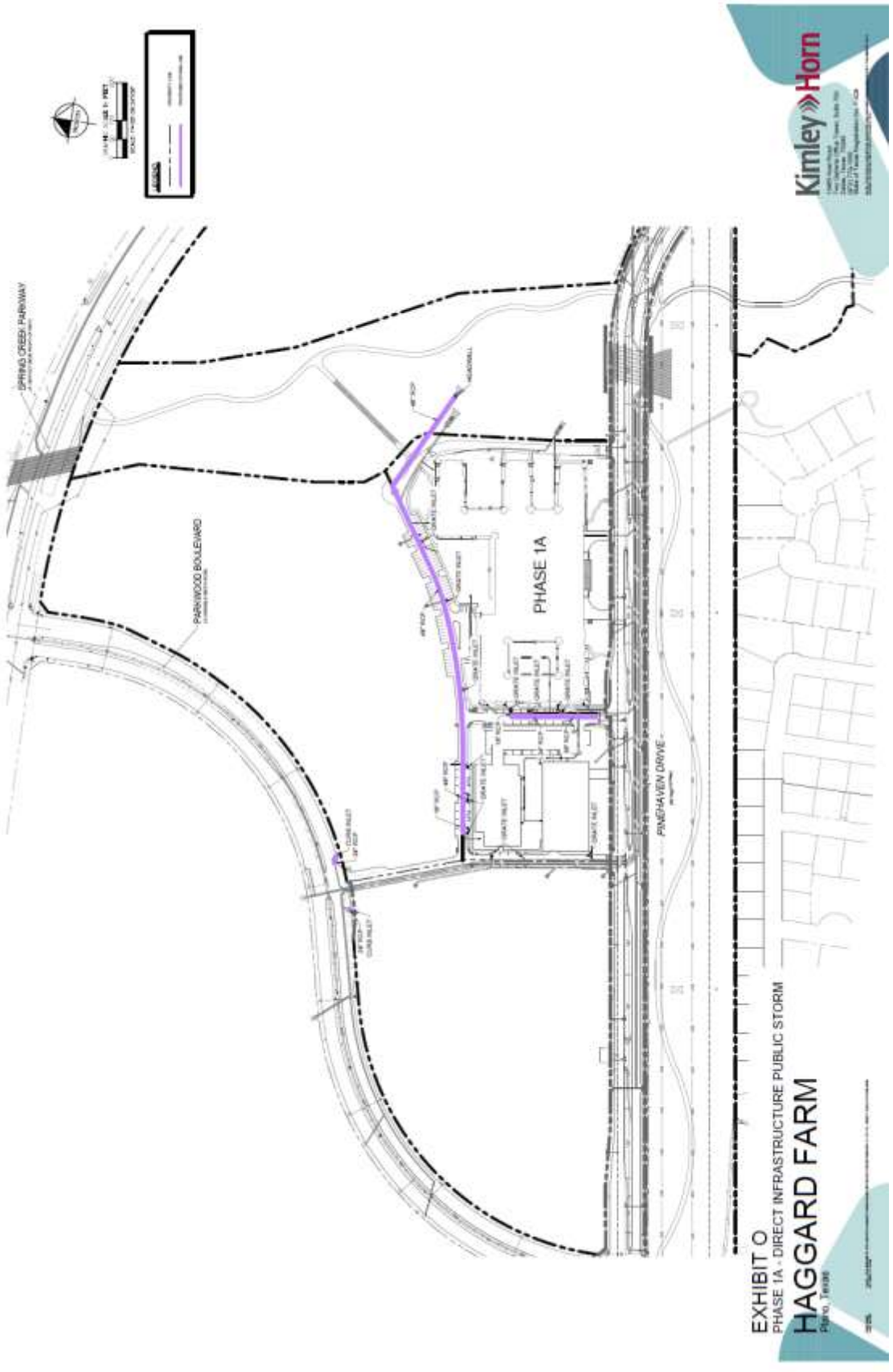

EXHIBIT O
PHASE 1A - DIRECT INFRASTRUCTURE PUBLIC STORM
HAGGARD FARM
Parker, Texas
Kimley»Horn
PHASE 1A
PARKWOOD BOULEVARD
SPRING CREEK PARKWAY
PINEHAVEN DRIVE

EXHIBIT H-2 – MAPS OF MAJOR IMPROVEMENTS

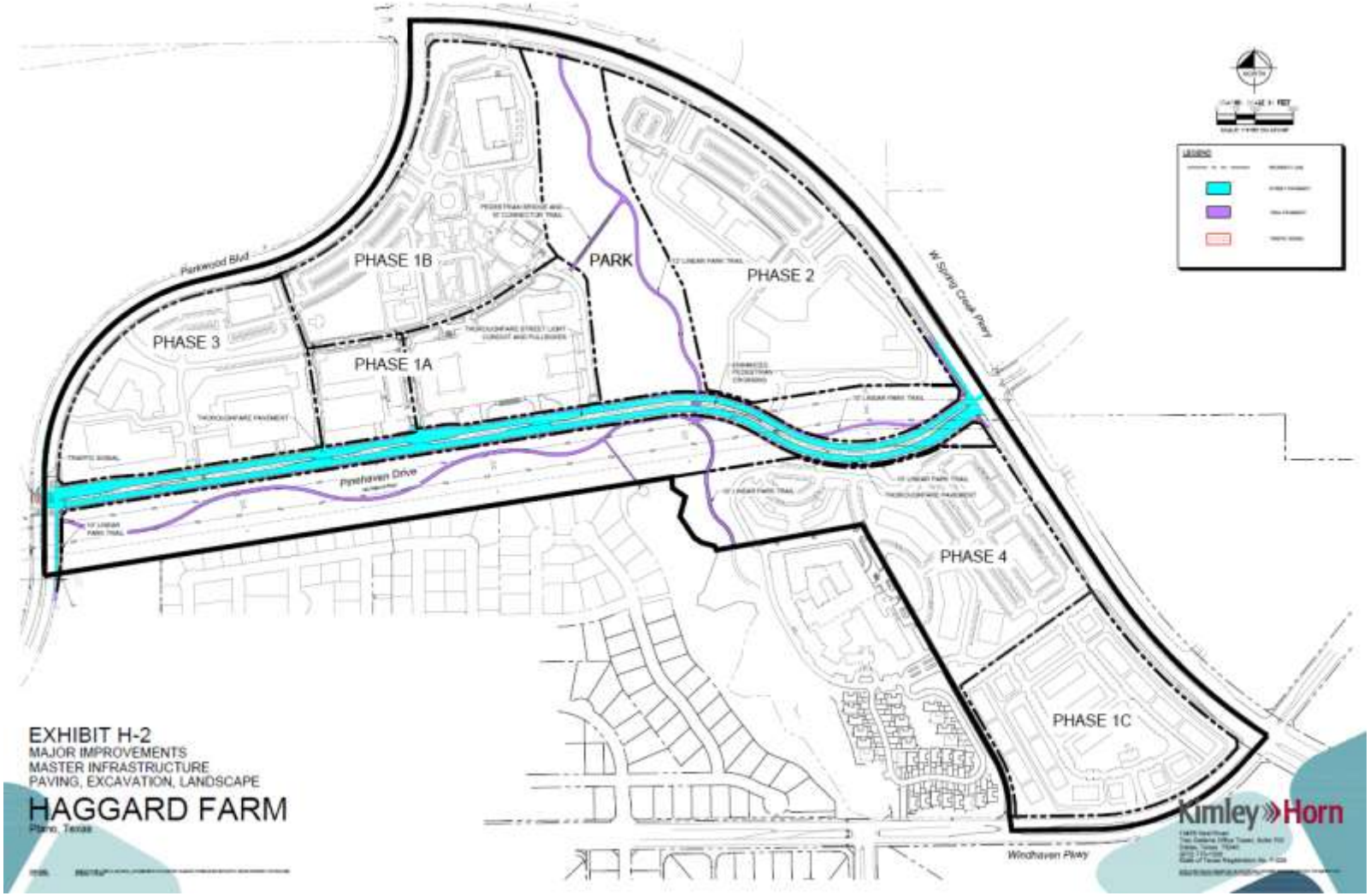
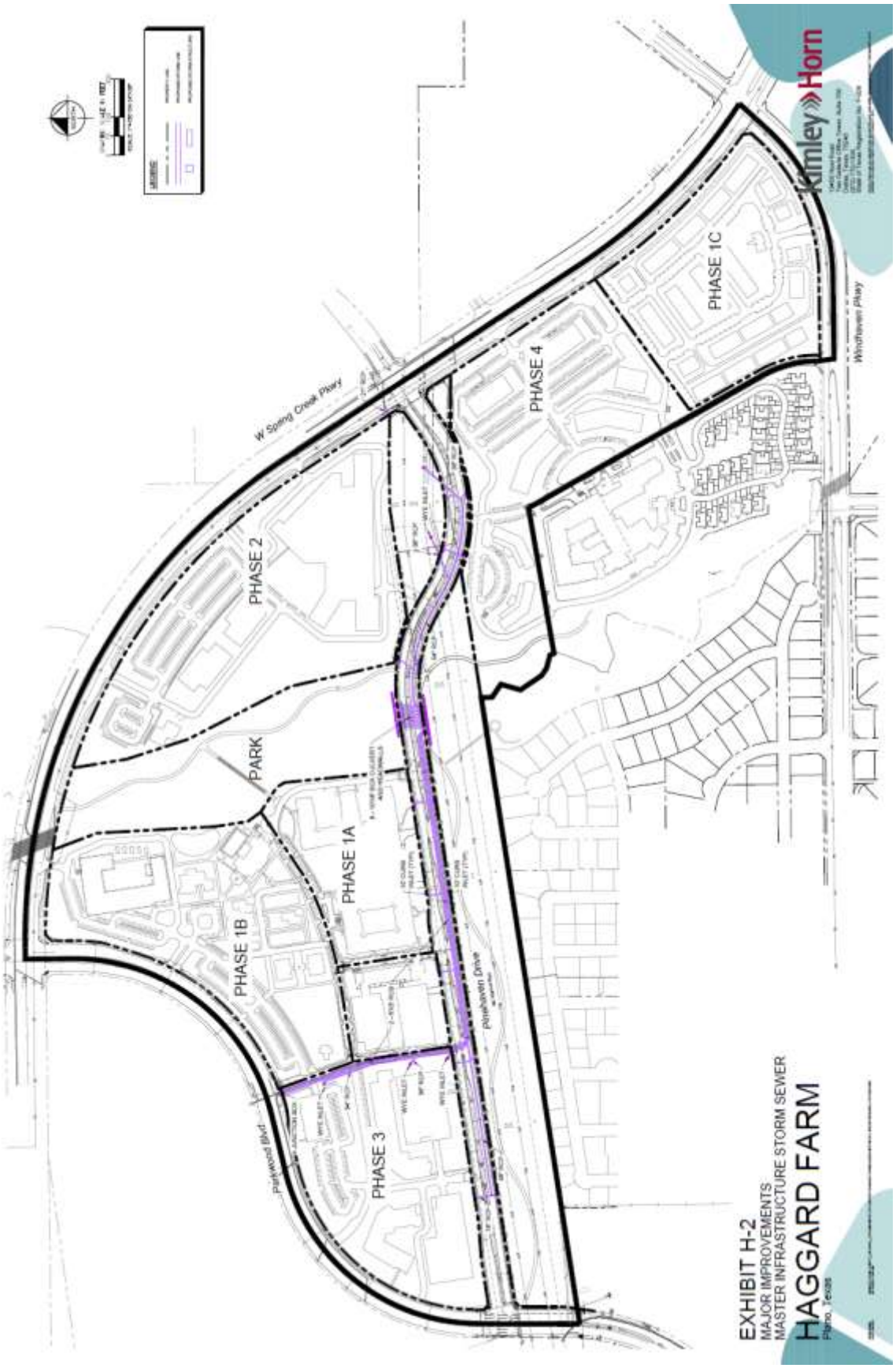
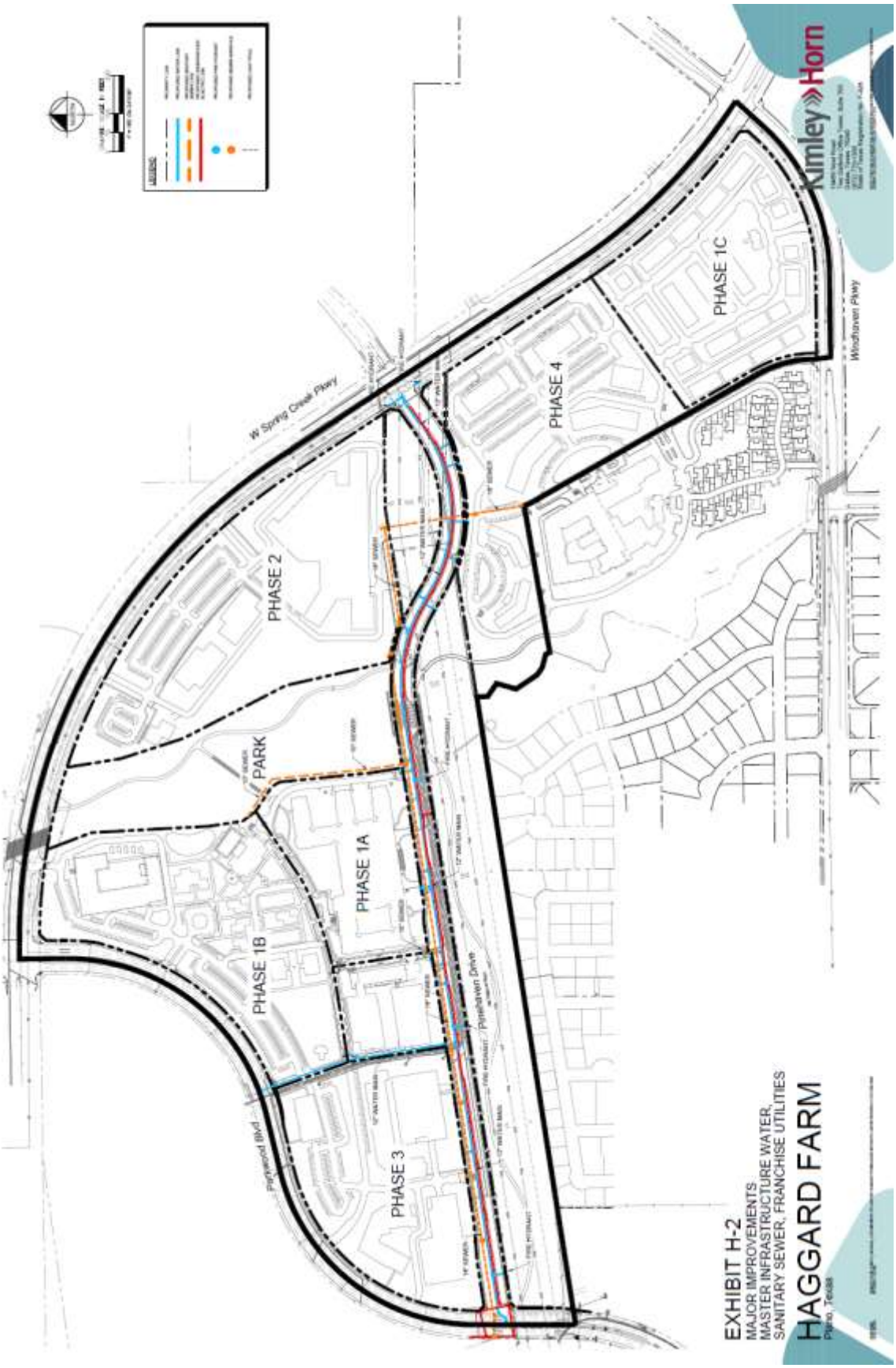


Exhibit "A" to Ordinance No. 2026-3-4


EXHIBIT H-2
MAJOR IMPROVEMENTS
MASTER INFRASTRUCTURE STORM SEWER
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 2
PHASE 3
PHASE 4
PARK
W Spring Creek Pkwy
Windhaven Pkwy
Parkwood Blvd
Windhaven Drive



HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT
SERVICE AND ASSESSMENT PLAN

56

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]
Collin County Administration Building
2300 Bloomdale Rd, #2106
McKinney, TX 75071

Re: City of Plano Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of Plano 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 Plano
Attn: City Secretary
1520 K Ave
Plano, TX 75074

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]
1520 K Avenue
Plano, TX 75074

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 Plano, 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 January 9, 2023, the City Council of the City approved Resolution No. 2023-1-7(R) creating the Haggard Farm Public Improvement District (the “District”); and

WHEREAS, the District consists of approximately 142.49 contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "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 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 PLANO, 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 Plano, 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

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2024[1]	$ -	$ 307,292	$ 307,292
2025[1]	-	375,000	375,000
2026	60,000	375,000	435,000
2027	64,000	370,500	434,500
2028	68,000	365,700	433,700
2029	73,000	360,600	433,600
2030	78,000	355,125	433,125
2031	84,000	349,275	433,275
2032	89,000	342,975	431,975
2033	96,000	336,300	432,300
2034	103,000	329,100	432,100
2035	110,000	321,375	431,375
2036	118,000	313,125	431,125
2037	126,000	304,275	430,275
2038	136,000	294,825	430,825
2039	145,000	284,625	429,625
2040	156,000	273,750	429,750
2041	168,000	262,050	430,050
2042	180,000	249,450	429,450
2043	194,000	235,950	429,950
2044	208,000	221,400	429,400
2045	224,000	205,800	429,800
2046	240,000	189,000	429,000
2047	259,000	171,000	430,000
2048	278,000	151,575	429,575
2049	299,000	130,725	429,725
2050	322,000	108,300	430,300
2051	347,000	84,150	431,150
2052	373,000	58,125	431,125
2053	402,000	30,150	432,150
Total[2]	**$5,000,000**	**$7,756,517**	**$12,756,517**

(1) Interest due in 2024 and 2025 will be funded with amounts on deposit in the Capitalized Interest Account.
(2) Totals may not add due to rounding.

EXHIBIT J-2 – DEBT SERVICE SCHEDULE FOR MAJOR IMPROVEMENT AREA BONDS

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2024[1]	$ -	$ 1,133,716	$ 1,133,716
2025[1]	-	1,383,518	1,383,518
2026	158,000	1,383,518	1,541,518
2027	171,000	1,370,483	1,541,483
2028	185,000	1,356,375	1,541,375
2029	201,000	1,341,113	1,542,113
2030	218,000	1,324,530	1,542,530
2031	236,000	1,306,545	1,542,545
2032	256,000	1,287,075	1,543,075
2033	277,000	1,265,955	1,542,955
2034	301,000	1,243,103	1,544,103
2035	326,000	1,218,270	1,544,270
2036	354,000	1,191,375	1,545,375
2037	384,000	1,162,170	1,546,170
2038	416,000	1,130,490	1,546,490
2039	452,000	1,096,170	1,548,170
2040	491,000	1,058,880	1,549,880
2041	533,000	1,018,373	1,551,373
2042	578,000	974,400	1,552,400
2043	628,000	926,715	1,554,715
2044	682,000	874,905	1,556,905
2045	742,000	816,935	1,558,935
2046	808,000	753,865	1,561,865
2047	879,000	685,185	1,564,185
2048	957,000	610,470	1,567,470
2049	1,042,000	529,125	1,571,125
2050	1,135,000	440,555	1,575,555
2051	1,236,000	344,080	1,580,080
2052	1,346,000	239,020	1,585,020
2053	1,466,000	124,610	1,590,610
Total[2]	**$16,458,000**	**$29,591,521**	**$46,049,521**

(1) Interest due in 2024 and 2025 will be funded with amounts on deposit in the Capitalized Interest Account.
(2) Totals may not add due to rounding.

EXHIBIT K-1 – DISTRICT LEGAL DESCRIPTION

ZONING DESCRIPTION
142.49 ACRES

BEING a tract of land situated in the Maria Cantalina Vela Survey, Abstract No. 935, City of Plano, Collin County, Texas; and being part of Windhaven Parkway, Spring Creek Parkway and Parkwood Boulevard and being part of a tract of land described in Special Warranty Deed to Haggard Enterprises Limited, LTD. recorded in Volume 2523, Page 172 of the Land Records of Collin County, Texas and being part of a tract of land described in Special Warranty Deed to Haggard Enterprises Limited, LTD. recorded in Volume 2739, Page 967 of said Land Records and being part of a tract of land described in Special Warranty Deed, Bill of Sale and Assignment to Acres of Sunshine, LTD. recorded in Volume 4227, Page 835 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Spring Creek Parkway (a variable width right-of-way) and the centerline of Windhaven Parkway (a variable width right-of-way);

THENCE with said centerline of Windhaven Parkway, the following courses and distances:

South 42°22'41" West, a distance of 158.86 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 46°00'40", a radius of 800.00 feet, a chord bearing and distance of South 66°13'45" West, 625.31 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 642.44 feet to a point for corner;
South 89°14'05" West, a distance of 337.88 feet to a point for corner;

THENCE said centerline of Windhaven Parkway, the following courses and distances:

North 0°00'00" East, a distance of 63.50 feet to a point at the beginning of a tangent curve to the left having a central angle of 29°35'57", a radius of 450.00 feet, a chord bearing and distance of North 14°47'58" West, 229.89 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 232.47 feet to a point for corner;
North 29°36'05" West, a distance of 1011.83 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 5°58'43", a radius of 441.64 feet, a chord bearing and distance of North 27°16'14" West, 46.06 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 46.08 feet to a point for corner;
South 80°03'46" West, a distance of 584.73 feet to a point in the east line of Lot 58, Block A, Common Open Space, Avignon Windhaven, Phase 3 an addition to the City of Plano according to the plat recorded in Instrument No. 20111209010002540 of the Official Public Records of Collin County, Texas; and being in the approximate centerline of Creek Number 5B29;

THENCE with the east line of said Lot 58 and said approximate centerline of Creek Number 5B29, the following courses and distances:

North 24°50'38" West, a distance of 17.56 feet to a point for corner;
North 75°15'49" West, a distance of 53.86 feet to a point for corner;
North 55°19'20" West, a distance of 34.91 feet to a point for corner;
North 33°59'39" West, a distance of 99.90 feet to a point for corner;
North 15°48'40" East, a distance of 80.20 feet to a point for corner;
North 56°15'56" West, a distance of 62.96 feet to a point for corner;
North 0°28'11" West, a distance of 42.59 feet to the northeast corner of said Lot 58;

THENCE with the north line of said Block A, Avignon Windhaven, Phase 3, South 81°04'33" West, passing at a distance of 691.05 feet the northwest corner of said Block A, Avignon Windhaven, Phase 3 and the northeast corner of Lot 38, Block A, Avignon Windhaven, Phase 2 an addition to the City of Plano according to the plat recorded in Instrument No. 20091008010002560 of the Official Public Records of Collin County, Texas, continuing with north line of said Block A, Avignon Windhaven, Phase 2, passing at a distance of 1126.56 feet the northwest corner of said Block A, Avignon Windhaven, Phase 2 and the northeast corner of Lot 31, Block A, Avignon Windhaven, Phase 1 an addition to the City of Plano according to the plat recorded in Cabinet R, Slide 205 of the Map Records of Collin County, Texas, continuing with the north line of said Block A, Avignon Windhaven, Phase 1, passing at a distance of 2040.83 feet the northeast corner of said Block A, Avignon Windhaven, Phase 1, continuing in all a total distance of 2505.50 feet to a point for corner in said centerline of Parkwood Boulevard; said point also being at the beginning of a non-tangent curve to the left having a central angle of 2°41'09", a radius of 774.92 feet, a chord bearing and distance of North 1°21'12" East, 36.32 feet;

THENCE with said centerline of Parkwood Boulevard, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 36.32 feet to a point at the end of said curve;
North 0°00'44" East, a distance of 359.06 feet to a point at the beginning of a tangent curve to the right having a central angle of 76°22'01", a radius of 789.72 feet, a chord bearing and distance of North 38°11'45" East, 976.38 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 1052.58 feet to a point at the end of said curve;
North 76°22'45" East, a distance of 230.20 feet to a point at the beginning of a tangent curve to the left having a central angle of 76°59'40", a radius of 805.00 feet, a chord bearing and distance of North 37°52'55" East, 1002.19 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 1081.76 feet to a point at the end of said curve;
North 0°36'55" West, a distance of 180.53 feet to at the intersection of the centerline of Spring Creek Parkway (a variable width right-of-way) and the centerline of Parkwood Boulevard (a variable width right-of-way);

THENCE with said centerline of Spring Creek Parkway, the following course and distances:

North 89°12'46" East, a distance of 47.67 feet to a point at the beginning of a tangent curve to the right having a central angle of 57°23'42", a radius of 2270.36 feet, a chord bearing and distance of South 62°05'23" East, 2180.39 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 2274.29 feet to a point for corner;
South 33°23'29" East, a distance of 1403.39 feet to a point at the beginning of a tangent curve to the left having a central angle of 23°53'29", a radius of 2153.93 feet, a chord bearing and distance of South 45°20'14" East, 891.66 feet;
In a southeasterly direction with said curve to the left, an arc distance of 898.15 feet to the **POINT OF BEGINNING** and containing 142.49 acres of land.

This document was prepared under 22 TAC §663.21, 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.

EXHIBIT K-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

PROPERTY DESCRIPTION

BEING a tract of land situated in the Maria Cantalina Vela Survey, Abstract No. 935, Collin County, Texas and being all of Lot 1, Block A, and Lot 2, Block A, Haggard Farm Almanac Addition, an addition to the City of Plano, according to the plat recorded in Instrument No. 2023-461, Official Public Records, Collin County, Texas, and being part of a called 108.9 acre tract of land described in Special Warranty Deed to Acres of Sunshine, Ltd., recorded in Volume 4227, Page 835, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at an aluminum disk found in the east right-of-way line of Parkwood Boulevard (a variable width right-of-way), and in the north line of Lot 3, Block A, of said Haggard Farm Almanac Addition;

THENCE with said east right-of-way line of Parkwood Boulevard, North 76°22'45" East, a distance of 172.77 feet to the common corner of said Lot 3 and a called 0.0255 acre tract for Parkwood Boulevard right-of-way reservation according to said Haggard Farm Almanac Addition, and being the beginning of a non-tangent curve to the right, with a radius of 241.00 feet, a central angle of 03°40'34", and a chord bearing and distance of North 86°55'27" East, 15.46 feet, from which an aluminum disk found bears North 76°22'45" East, a distance of 57.43 feet;

THENCE with the common line of said 0.0255 acre tract and said Lot 3, the following courses and distances;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 15.46 feet to the beginning of a reverse curve to the left, with a radius of 259.00 feet, a central angle of 13°38'01", and a chord bearing and distance of North 81°56'43" East, 61.48 feet;
In an easterly direction, with said reverse curve to the left, an arc distance of 61.63 feet to the beginning of a compound curve to the left, with a radius of 869.00 feet, a central angle of 04°51'53", and a chord bearing and distance of North 72°41'46" East, 73.76 feet;
In a northeasterly direction, with said compound curve to the left, an arc distance of 73.78 feet to a point for the southeast corner of said 0.0255 acre tract and in the common line of said Lots 3 and 4, of said Haggard Farm Almanac Addition;

THENCE with said common line of Lots 3 and 4, the following courses and distances:

South 19°44'10" East, a distance of 302.45 feet to the beginning of a tangent curve to the right, with a radius of 100.00 feet, a central angle of 00°52'49", and a chord bearing and distance of South 19°17'46" East, 1.54 feet;
In a southeasterly direction, with said tangent curve to the left, an arc distance of 1.54 feet to the common corner of said Lots 2 and 4, said point also being the **POINT OF BEGINNING**;

THENCE departing said common line of Lots 2 and 3 and with the common line of said Lots 1 and 2, the following courses and distances:

North 81°03'52" East, a distance of 294.00 feet to the beginning of a tangent curve to the left, with a radius of 1,500.00 feet, a central angle of 15°11'13", and a chord bearing and distance of North 73°28'15" East, 396.43 feet;
In a northeasterly direction, with said tangent curve to the left, passing at an arc distance of 86.56 feet, the common corner of said Lots 1 and 2, continuing for a total arc distance of 397.59 feet to the beginning of a compound curve to the left with a radius of 500.00 feet, a central angle of 09°48'47", and a chord bearing and distance of North 60°58'15" East, 85.53 feet;
In a northeasterly direction, with said compound curve to the left, an arc distance of 85.63 feet to a point for corner;
North 56°03'52" East, a distance of 293.71 feet to the common corner of said Lots 1 and 4, in the west line of Lot 6, Block A of said Haggard Farm Almanac Addition;

THENCE with the common line of said Lots 1 and 6, the following courses and distances:

South 57°02'39" East, a distance of 115.48 feet to a point for corner;
South 31°23'23" East, a distance of 36.06 feet to a point for corner;
South 05°44'07" East, a distance of 360.88 feet to a point for corner;
South 08°56'08" East, a distance of 126.41 feet to the common corner of said Lots 1 and 6, in the north line of a called 8.1082 acre tract for Pinehaven Drive right-of-way reservation according to said Haggard Farm Almanac Addition;

THENCE with the common line of said 8.1082 acre tract and said Lot 1, the following courses and distances:

South 81°03'52" West, a distance of 525.67 feet to the beginning of a tangent curve to the right, with a radius of 238.00 feet, a central angle of 12°34'41", and a chord bearing and distance of South 87°21'12" West, 52.14 feet;
In a westerly direction, with said tangent curve to the right, an arc distance of 52.25 feet to the beginning of a reverse curve to the left, with a radius of 262.00 feet, a central angle of 12°34'41", and a chord bearing and distance of South 87°21'12" West, 57.40 feet;
In a westerly direction, with said reverse curve to the left, an arc distance of 57.52 feet to a point for corner;
South 81°03'52" West, a distance of 98.00 feet to the southwest corner of said Lot 1, in the east line of said Lot 2;

THENCE with the common line of said 8.1082 acre tract and Lot 2, the following courses and distances:

South 08°56'08" East, a distance of 12.00 feet to the southeast corner of said Lot 2;
South 81°03'52" West, a distance of 379.02 feet to the southwest corner of said Lot 2;

THENCE departing said north line of the 8.1082 acre tract and with the common line of said Lots 2 and 3, the following courses and distances:

> North 08°56'08" West, a distance of 374.04 feet to the beginning of a tangent curve to the left, with a radius of 100.00 feet, a central angle of 9°55'14", and a chord bearing and distance of North 13°53'45" East, 17.29 feet;
> In a northerly direction, with said tangent curve to the left, an arc distance of 17.31 feet to the **POINT OF BEGINNING** and containing 501,105 square feet or 11.5039 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT K-3 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

130.9861 ACRES

BEING a tract of land situated in the Maria Cantalina Vela Survey, Abstract No. 935, City of Plano, Collin County, Texas; and being part of Windhaven Parkway, Spring Creek Parkway and Parkwood Boulevard and being part of a tract of land described in Special Warranty Deed to Haggard Enterprises Limited, LTD. recorded in Volume 2523, Page 172 of the Land Records of Collin County, Texas and being part of a tract of land described in Special Warranty Deed to Haggard Enterprises Limited, LTD. recorded in Volume 2739, Page 967 of said Land Records and being part of a tract of land described in Special Warranty Deed, Bill of Sale and Assignment to Acres of Sunshine, LTD. recorded in Volume 4227, Page 835 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Spring Creek Parkway (a variable width right-of-way) and the centerline of Windhaven Parkway (a variable width right-of-way);

THENCE with said centerline of Windhaven Parkway, the following courses and distances:

South 42°22'41" West, a distance of 158.86 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 46°00'40", a radius of 800.00 feet, a chord bearing and distance of South 66°13'45" West, 625.31 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 642.44 feet to a point for corner;
South 89°14'05" West, a distance of 337.88 feet to a point for corner;

THENCE said centerline of Windhaven Parkway, the following courses and distances:

North 0°00'00" East, a distance of 63.50 feet to a point at the beginning of a tangent curve to the left having a central angle of 29°35'57", a radius of 450.00 feet, a chord bearing and distance of North 14°47'58" West, 229.89 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 232.47 feet to a point for corner;
North 29°36'05" West, a distance of 1011.83 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 5°58'43", a radius of 441.64 feet, a chord bearing and distance of North 27°16'14" West, 46.06 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 46.08 feet to a point for corner;
South 80°03'46" West, a distance of 584.73 feet to a point in the east line of Lot 58, Block A, Common Open Space, Avignon Windhaven, Phase 3 an addition to the City of Plano according to the plat recorded in Instrument No. 20111209010002540 of the Official Public Records of Collin County, Texas; and being in the approximate centerline of Creek Number 5B29;

THENCE with the east line of said Lot 58 and said approximate centerline of Creek Number 5B29, the following courses and distances:

North 24°50'38" West, a distance of 17.56 feet to a point for corner;
North 75°15'49" West, a distance of 53.86 feet to a point for corner;
North 55°19'20" West, a distance of 34.91 feet to a point for corner;
North 33°59'39" West, a distance of 99.90 feet to a point for corner;
North 15°48'40" East, a distance of 80.20 feet to a point for corner;
North 56°15'56" West, a distance of 62.96 feet to a point for corner;
North 0°28'11" West, a distance of 42.59 feet to the northeast corner of said Lot 58;

THENCE with the north line of said Block A, Avignon Windhaven, Phase 3, South 81°04'33" West, passing at a distance of 691.05 feet the northwest corner of said Block A, Avignon Windhaven, Phase 3 and the northeast corner of Lot 38, Block A, Avignon Windhaven, Phase 2 an addition to the City of Plano according to the plat recorded in Instrument No. 20091008010002560 of the Official Public Records of Collin County, Texas, continuing with north line of said Block A, Avignon Windhaven, Phase 2, passing at a distance of 1126.56 feet the northwest corner of said Block A, Avignon Windhaven, Phase 2 and the northeast corner of Lot 31, Block A, Avignon Windhaven, Phase 1 an addition to the City of Plano according to the plat recorded in Cabinet R, Slide 205 of the Map Records of Collin County, Texas, continuing with the north line of said Block A, Avignon Windhaven, Phase 1, passing at a distance of 2040.83 feet the northeast corner of said Block A, Avignon Windhaven, Phase 1, continuing in all a total distance of 2505.50 feet to a point for corner in said centerline of Parkwood Boulevard; said point also being at the beginning of a non-tangent curve to the left having a central angle of 2°41'09", a radius of 774.92 feet, a chord bearing and distance of North 1°21'12" East, 36.32 feet;

THENCE with said centerline of Parkwood Boulevard, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 36.32 feet to a point at the end of said curve;
North 0°00'44" East, a distance of 359.06 feet to a point at the beginning of a tangent curve to the right having a central angle of 76°22'01", a radius of 789.72 feet, a chord bearing and distance of North 38°11'45" East, 976.38 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 1052.58 feet to a point at the end of said curve;
North 76°22'45" East, a distance of 230.20 feet to a point at the beginning of a tangent curve to the left having a central angle of 76°59'40", a radius of 805.00 feet, a chord bearing and distance of North 37°52'55" East, 1002.19 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 1081.76 feet to a point at the end of said curve;
North 0°36'55" West, a distance of 180.53 feet to at the intersection of the centerline of Spring Creek Parkway (a variable width right-of-way) and the centerline of Parkwood Boulevard (a variable width right-of-way);

THENCE with said centerline of Spring Creek Parkway, the following course and distances:

North 89°12'46" East, a distance of 47.67 feet to a point at the beginning of a tangent curve to the right having a central angle of 57°23'42", a radius of 2270.36 feet, a chord bearing and distance of South 62°05'23" East, 2180.39 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 2274.29 feet to a point for corner;
South 33°23'29" East, a distance of 1403.39 feet to a point at the beginning of a tangent curve to the left having a central angle of 23°53'29", a radius of 2153.93 feet, a chord bearing and distance of South 45°20'14" East, 891.66 feet;
In a southeasterly direction with said curve to the left, an arc distance of 898.15 feet to the **POINT OF BEGINNING** and containing 142.49 acres of land.

This document was prepared under 22 TAC §663.21, 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.

Save and Except:

PROPERTY DESCRIPTION

BEING a tract of land situated in the Maria Cantalina Vela Survey, Abstract No. 935, Collin County, Texas and being all of Lot 1, Block A, and Lot 2, Block A, Haggard Farm Almanac Addition, an addition to the City of Plano, according to the plat recorded in Instrument No. 2023-461, Official Public Records, Collin County, Texas, and being part of a called 108.9 acre tract of land described in Special Warranty Deed to Acres of Sunshine, Ltd., recorded in Volume 4227, Page 835, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at an aluminum disk found in the east right-of-way line of Parkwood Boulevard (a variable width right-of-way), and in the north line of Lot 3, Block A, of said Haggard Farm Almanac Addition;

THENCE with said east right-of-way line of Parkwood Boulevard, North 76°22'45" East, a distance of 172.77 feet to the common corner of said Lot 3 and a called 0.0255 acre tract for Parkwood Boulevard right-of-way reservation according to said Haggard Farm Almanac Addition, and being the beginning of a non-tangent curve to the right, with a radius of 241.00 feet, a central angle of 03°40'34", and a chord bearing and distance of North 86°55'27" East, 15.46 feet, from which an aluminum disk found bears North 76°22'45" East, a distance of 57.43 feet;

THENCE with the common line of said 0.0255 acre tract and said Lot 3, the following courses and distances;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 15.46 feet to the beginning of a reverse curve to the left, with a radius of 259.00 feet, a central angle of 13°38'01", and a chord bearing and distance of North 81°56'43" East, 61.48 feet;
In an easterly direction, with said reverse curve to the left, an arc distance of 61.63 feet to the beginning of a compound curve to the left, with a radius of 869.00 feet, a central angle of 04°51'53", and a chord bearing and distance of North 72°41'46" East, 73.76 feet;
In a northeasterly direction, with said compound curve to the left, an arc distance of 73.78 feet to a point for the southeast corner of said 0.0255 acre tract and in the common line of said Lots 3 and 4, of said Haggard Farm Almanac Addition;

THENCE with said common line of Lots 3 and 4, the following courses and distances:

South 19°44'10" East, a distance of 302.45 feet to the beginning of a tangent curve to the right, with a radius of 100.00 feet, a central angle of 00°52'49", and a chord bearing and distance of South 19°17'46" East, 1.54 feet;
In a southeasterly direction, with said tangent curve to the left, an arc distance of 1.54 feet to the common corner of said Lots 2 and 4, said point also being the **POINT OF BEGINNING**;

THENCE departing said common line of Lots 2 and 3 and with the common line of said Lots 1 and 2, the following courses and distances:

North 81°03'52" East, a distance of 294.00 feet to the beginning of a tangent curve to the left, with a radius of 1,500.00 feet, a central angle of 15°11'13", and a chord bearing and distance of North 73°28'15" East, 396.43 feet;
In a northeasterly direction, with said tangent curve to the left, passing at an arc distance of 86.56 feet, the common corner of said Lots 1 and 2, continuing for a total arc distance of 397.59 feet to the beginning of a compound curve to the left with a radius of 500.00 feet, a central angle of 09°48'47", and a chord bearing and distance of North 60°58'15" East, 85.53 feet;
In a northeasterly direction, with said compound curve to the left, an arc distance of 85.63 feet to a point for corner;
North 56°03'52" East, a distance of 293.71 feet to the common corner of said Lots 1 and 4, in the west line of Lot 6, Block A of said Haggard Farm Almanac Addition;

THENCE with the common line of said Lots 1 and 6, the following courses and distances:

South 57°02'39" East, a distance of 115.48 feet to a point for corner;
South 31°23'23" East, a distance of 36.06 feet to a point for corner;
South 05°44'07" East, a distance of 360.88 feet to a point for corner;
South 08°56'08" East, a distance of 126.41 feet to the common corner of said Lots 1 and 6, in the north line of a called 8.1082 acre tract for Pinehaven Drive right-of-way reservation according to said Haggard Farm Almanac Addition;

THENCE with the common line of said 8.1082 acre tract and said Lot 1, the following courses and distances:

South 81°03'52" West, a distance of 525.67 feet to the beginning of a tangent curve to the right, with a radius of 238.00 feet, a central angle of 12°34'41", and a chord bearing and distance of South 87°21'12" West, 52.14 feet;
In a westerly direction, with said tangent curve to the right, an arc distance of 52.25 feet to the beginning of a reverse curve to the left, with a radius of 262.00 feet, a central angle of 12°34'41", and a chord bearing and distance of South 87°21'12" West, 57.40 feet;
In a westerly direction, with said reverse curve to the left, an arc distance of 57.52 feet to a point for corner;
South 81°03'52" West, a distance of 98.00 feet to the southwest corner of said Lot 1, in the east line of said Lot 2;

THENCE with the common line of said 8.1082 acre tract and Lot 2, the following courses and distances:

South 08°56'08" East, a distance of 12.00 feet to the southeast corner of said Lot 2;
South 81°03'52" West, a distance of 379.02 feet to the southwest corner of said Lot 2;

THENCE departing said north line of the 8.1082 acre tract and with the common line of said Lots 2 and 3, the following courses and distances:

North 08°56'08" West, a distance of 374.04 feet to the beginning of a tangent curve to the left, with a radius of 100.00 feet, a central angle of 9°55'14", and a chord bearing and distance of North 13°53'45" East, 17.29 feet;
In a northerly direction, with said tangent curve to the left, an arc distance of 17.31 feet to the **POINT OF BEGINNING** and containing 501,105 square feet or 11.5039 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT L-1 – HAGGARD FARM CONVEYANCE PLAT BLOCK A LOTS 1-7

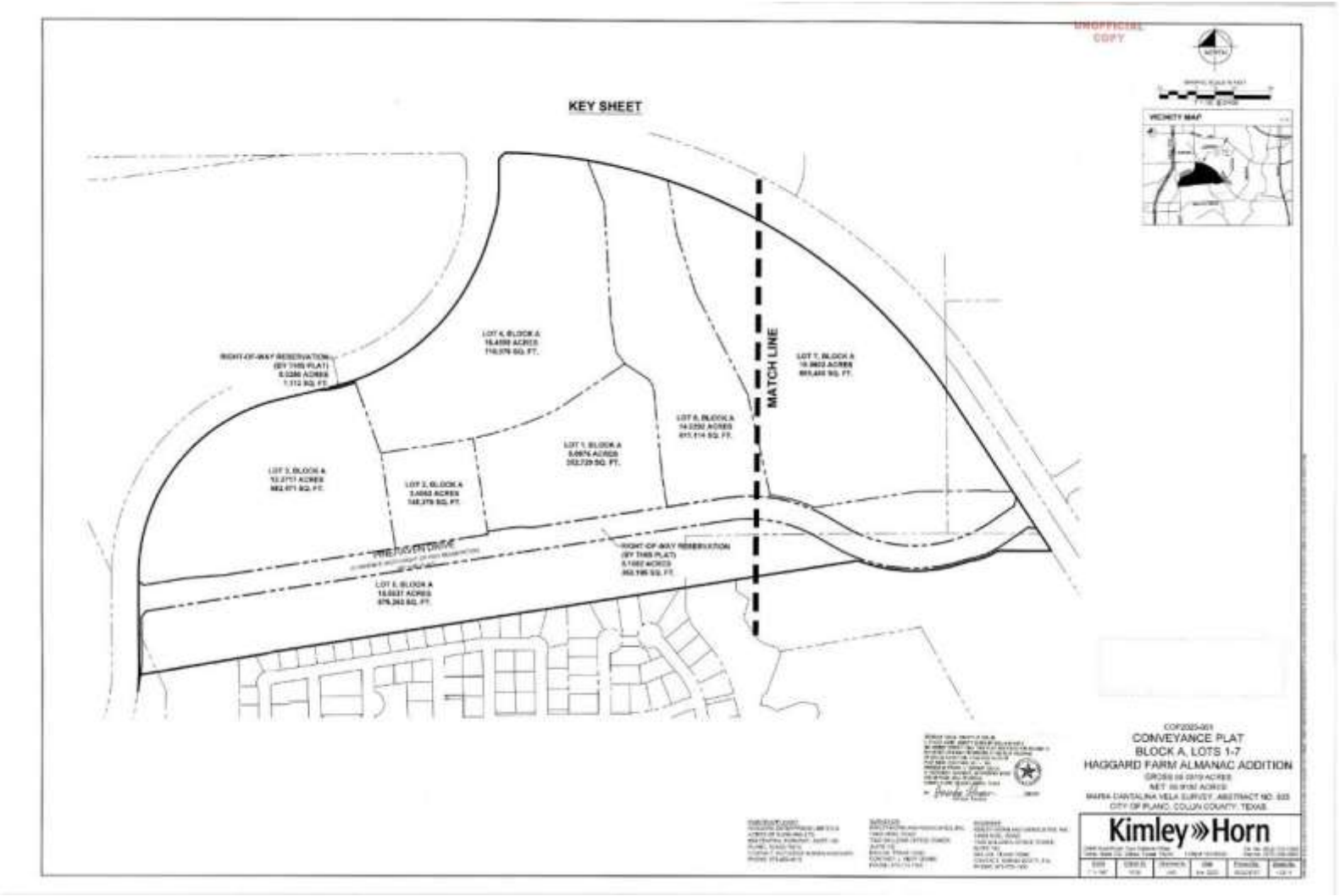
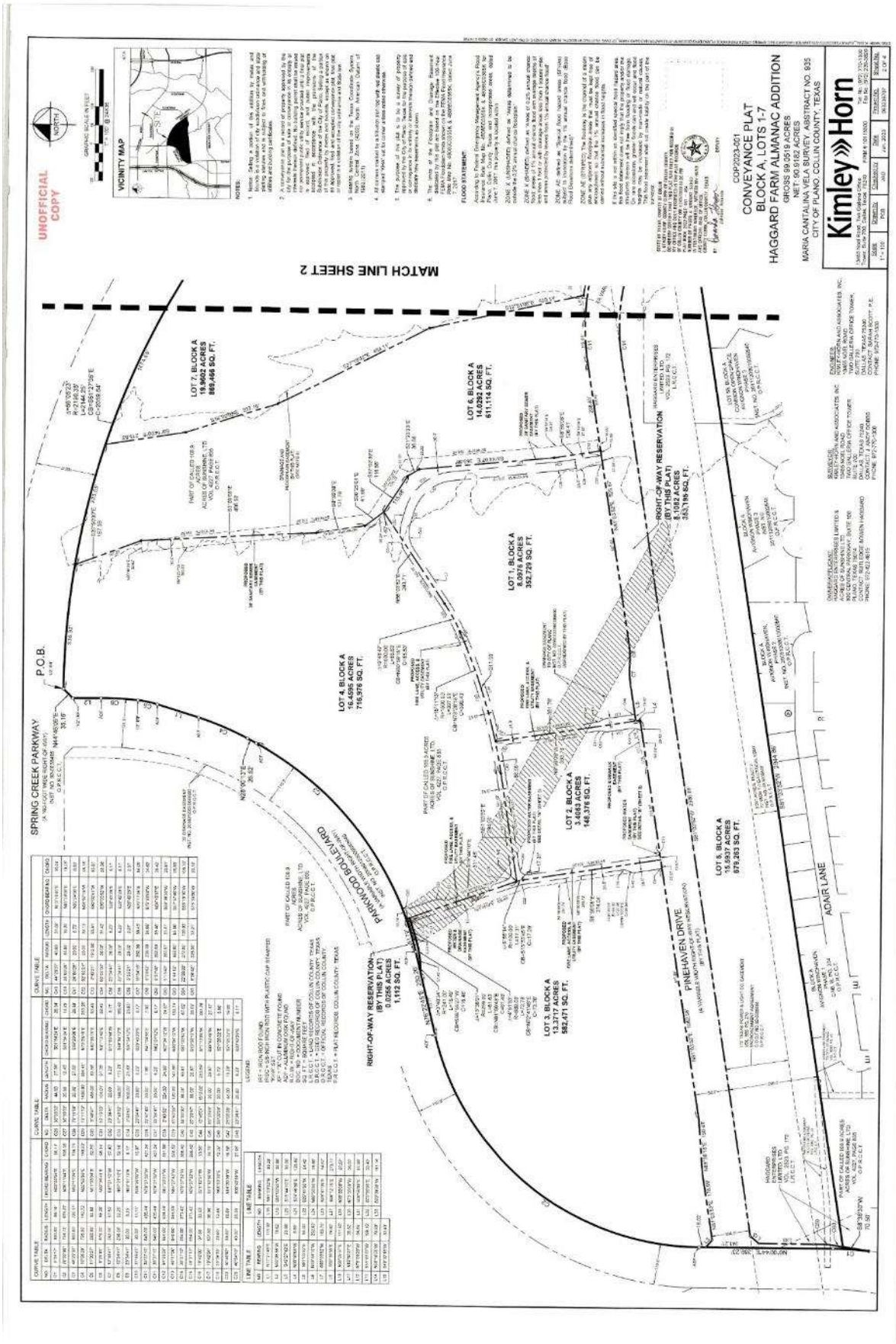
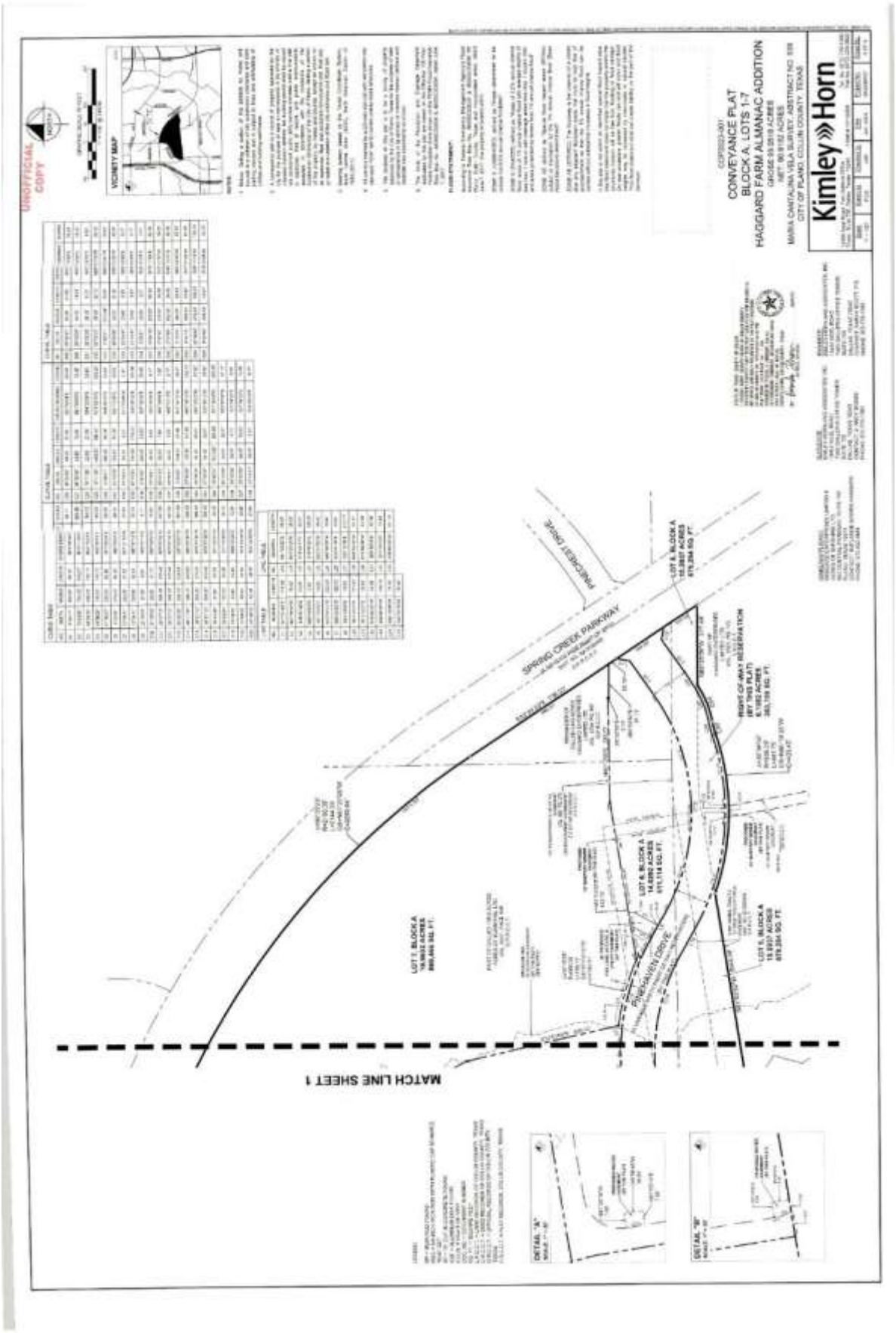
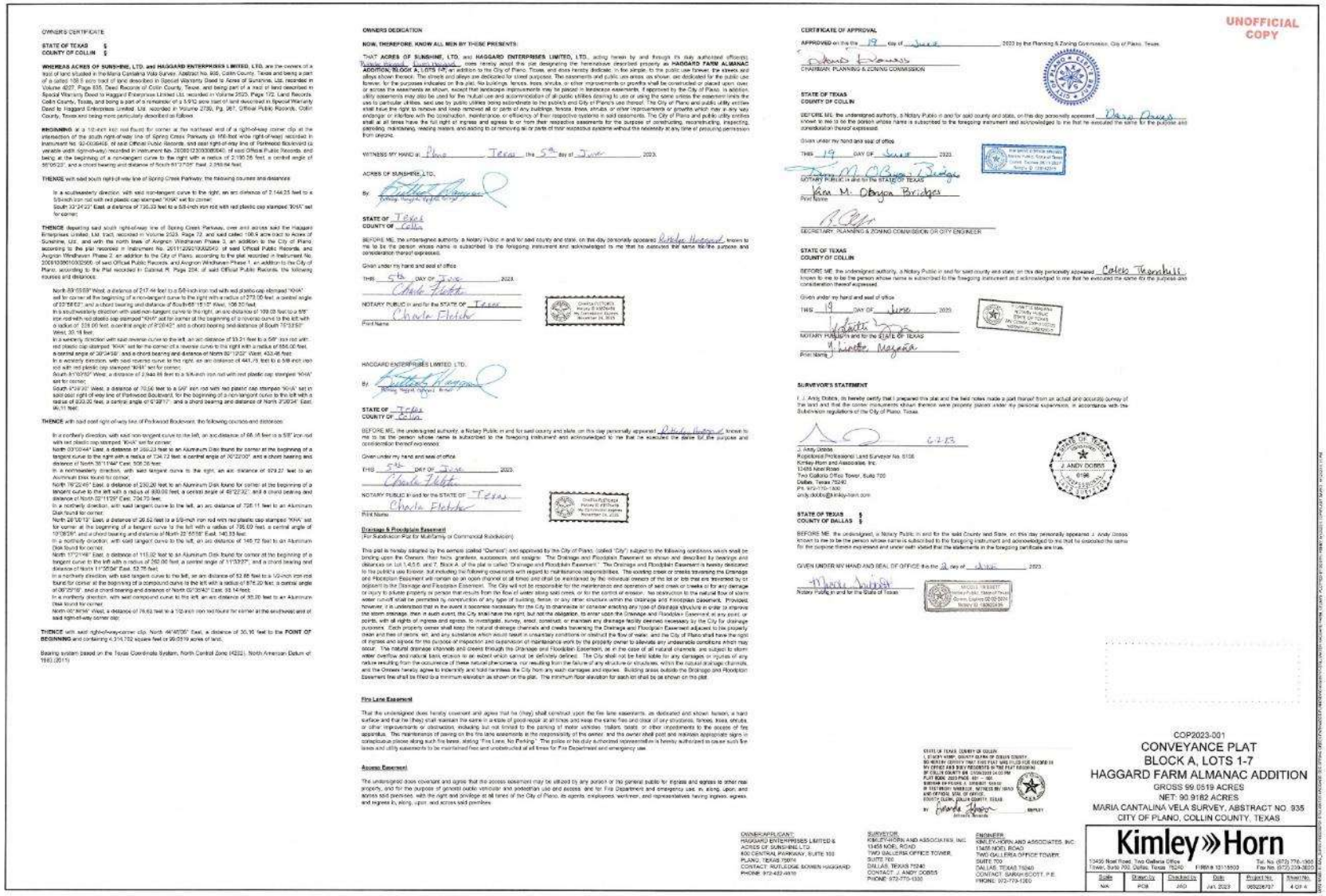


Exhibit "A" to Ordinance No. 2026-3-4


UNOFFICIAL COPY
Kimley»Horn
CONVEYANCE PLAT
BLOCK A, LOTS 1-7
HAGGARD FARM ALMANAC ADDITION
GROSS 99.9519 ACRES
NET 95.9162 ACRES
MARIA CANTALINA VELA, SURVEY / ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS
COP2023-001
VICINITY MAP
MATCH LINE SHEET 2
SPRING CREEK PARKWAY
PARKWOOD BOULEVARD
PINEHAVEN DRIVE
AGNAR LANE
LOT 1, BLOCK A
8.0978 ACRES
352,729 SQ. FT.
LOT 2, BLOCK A
3.4083 ACRES
148,376 SQ. FT.
LOT 3, BLOCK A
13.3717 ACRES
582,471 SQ. FT.
LOT 4, BLOCK A
16.4585 ACRES
716,976 SQ. FT.
LOT 5, BLOCK A
15.5837 ACRES
679,263 SQ. FT.
LOT 6, BLOCK A
14.0292 ACRES
611,114 SQ. FT.
LOT 7, BLOCK A
19.9002 ACRES
866,466 SQ. FT.
RIGHT-OF-WAY RESERVATION
(BY THIS PLAT)
8.0982 ACRES
352,739 SQ. FT.
RIGHT-OF-WAY RESERVATION
(BY THIS PLAT)
0.0256 ACRES
1,112 SQ. FT.
P.O.B.
LEGEND
LINE TABLE
CURVE TABLE


UNOFFICIAL COPY
CONVEYANCE PLAT
BLOCK A, LOTS 1-7
HAGGARD FARM ALMANAC ADDITION
Kimley»Horn
SPRING CREEK PARKWAY
PARKMEADOW DRIVE
MATCH LINE SHEET 1
DETAIL "A"
DETAIL "B"



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS ACRES OF SUNSHINE, LTD. and HAGGARD ENTERPRISES LIMITED, LTD. are the owners of a tract of land situated in the Maria Cantalina Vela Survey, Abstract No. 935, Collin County, Texas and being a part of a called 108.5 acre tract of land described in Special Warranty Deed to Acres of Sunshine, Ltd., recorded in Volume 4207, Page 835, Deed Records of Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Haggard Enterprises Limited Ltd. recorded in Volume 2520, Page 172, Land Records, Collin County, Texas, and being a part of a remainder of a 3.972 acre tract of land described in Special Warranty Deed to Haggard Enterprises Limited, Ltd. recorded in Volume 2736, Pg. 367, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the northeast end of a right-of-way corner clip at the intersection of the south right-of-way line of Spring Creek Parkway (a 100-foot wide right-of-way) recorded in Instrument No. 92-0036405, of said Official Public Records, and east right-of-way line of Parkwood Boulevard (a variable width right-of-way) recorded in Instrument No. 20080123010006540, of said Official Public Records, and being at the beginning of a non-tangent curve to the right with a radius of 2,190.00 feet, a central angle of 58°05'23", and a chord bearing and distance of South 61°37'05" East, 2,069.64 feet;

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

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 2,144.25 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
South 32°24'27" East, a distance of 726.33 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing said south right-of-way line of Spring Creek Parkway, over and across said the Haggard Enterprises Limited, Ltd. tract, recorded in Volume 2520, Page 172, and said called 108.5 acre tract to Acres of Sunshine, Ltd., and with the north lines of Avignon Windhaven Phase 2, an addition to the City of Plano according to the plat recorded in Instrument No. 20111209010002540, of said Official Public Records, and Avignon Windhaven Phase 2, an addition to the City of Plano, according to the plat recorded in Instrument No. 20091009010002595, of said Official Public Records, and Avignon Windhaven Phase 1, an addition to the City of Plano, according to the Plat recorded in Cabinet R, Page 204, of said Official Public Records, the following courses and distances:

North 89°59'59" West, a distance of 217.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 22°58'53", and a chord bearing and distance of South 66°15'37" West, 109.50 feet;
In a southwesterly direction with said non-tangent curve to the right, an arc distance of 109.83 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left with a radius of 225.00 feet, a central angle of 8°20'42", and a chord bearing and distance of South 70°13'53" West, 30.18 feet;
In a westerly direction with said reverse curve to the left, an arc distance of 33.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the right with a radius of 555.00 feet, a central angle of 20°34'58", and a chord bearing and distance of North 80°12'02" West, 402.46 feet;
In a westerly direction, with said reverse curve to the right, an arc distance of 441.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
South 81°30'50" West, a distance of 2,944.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
South 4°29'37" West, a distance of 70.56 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set on said east right-of-way line of Parkwood Boulevard, for the beginning of a non-tangent curve to the left with a radius of 930.00 feet, a central angle of 6°38'17", and a chord bearing and distance of North 3°20'04" East, 96.11 feet;

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

In a northerly direction, with said non-tangent curve to the left, an arc distance of 96.16 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 03°00'44" East, a distance of 268.23 feet to an Aluminum Disk found for corner at the beginning of a tangent curve to the right with a radius of 734.72 feet, a central angle of 70°22'00", and a chord bearing and distance of North 36°11'44" East, 506.26 feet;
In a northeasterly direction, with said tangent curve to the right, an arc distance of 901.27 feet to an Aluminum Disk found for corner;
North 76°22'45" East, a distance of 230.20 feet to an Aluminum Disk found for corner at the beginning of a tangent curve to the left with a radius of 830.00 feet, a central angle of 49°22'32", and a chord bearing and distance of North 52°11'29" East, 694.70 feet;
In a northerly direction, with said tangent curve to the left, an arc distance of 728.11 feet to an Aluminum Disk found for corner;
North 28°00'13" East, a distance of 26.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 795.00 feet, a central angle of 10°26'59", and a chord bearing and distance of North 22°46'43" East, 140.83 feet;
In a northerly direction, with said tangent curve to the left, an arc distance of 140.72 feet to an Aluminum Disk found for corner;
North 17°33'14" East, a distance of 115.02 feet to an Aluminum Disk found for corner at the beginning of a tangent curve to the left with a radius of 250.00 feet, a central angle of 11°33'27", and a chord bearing and distance of North 11°26'54" East, 52.76 feet;
In a northerly direction, with said tangent curve to the left, an arc distance of 52.85 feet to a 1/2-inch iron rod found for corner at the beginning of a compound curve to the left with a radius of 875.20 feet, a central angle of 06°25'19", and a chord bearing and distance of North 02°39'43" East, 98.14 feet;
In a northerly direction, with said compound curve to the left, an arc distance of 98.20 feet to an Aluminum Disk found for corner;
North 00°32'56" West, a distance of 76.62 feet to a 1/2-inch iron rod found for corner at the southeast end of said right-of-way corner clip;

THENCE with said right-of-way corner clip, North 44°40'06" East, a distance of 35.16 feet to the **POINT OF BEGINNING** and containing 4,314,702 square feet or 99.0519 acres of land.

Bearing system based on the Texas Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **ACRES OF SUNSHINE, LTD.** and **HAGGARD ENTERPRISES LIMITED, LTD.**, acting herein by and through its duly authorized officer(s) Robbie Haggard, Owen Haggard, does hereby adopt this plat designating the hereinabove described property as **HAGGARD FARM ALMANAC ADDITION, BLOCK A, LOTS 1-7**, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without this necessity at any time of procuring permission from anyone.

WITNESS MY HAND at Plano, Texas, this 5th day of June, 2023.

ACRES OF SUNSHINE, LTD.

By: _____

STATE OF Texas
COUNTY OF Collin

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Robbie Haggard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office.

THIS 5th DAY OF June, 2023.

NOTARY PUBLIC in and for the STATE OF Texas

Print Name

HAGGARD ENTERPRISES LIMITED, LTD.

By: _____

STATE OF Texas
COUNTY OF Collin

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Robbie Haggard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office.

THIS 5th DAY OF June, 2023.

NOTARY PUBLIC in and for the STATE OF Texas

Print Name

Drainage & Floodplain Easement
(For Subdivision Plat for Multifamily or Commercial Subdivisions)

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano, (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The Drainage and Floodplain Easement as shown and described by bearings and distances on Lot 1,4,5,6, and 7, Block A, of the plat is called "Drainage and Floodplain Easement". The Drainage and Floodplain Easement is hereby dedicated to the public's use forever, but including the following covenants with regard to maintenance responsibilities. The existing creek or creeks traversing the Drainage and Floodplain Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodplain Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water runoff shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodplain Easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or construct underground any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodplain Easement at any point or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodplain Easement adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodplain Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodplain Easement line shall be fitted to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

Fire Lane Easement

That the undersigned does hereby covenant and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and this owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

Access Easement

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

CERTIFICATE OF APPROVAL

APPROVED on this the 19 day of June, 2023 by the Planning & Zoning Commission, City of Plano, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Dana Owens, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office.

THIS 19 DAY OF June, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Caleb Thornhill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office.

THIS 19 DAY OF June, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name

SURVEYOR'S STATEMENT

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

6213

J. Andy Dobbs
Registered Professional Land Surveyor No. 6126
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
Andy.Dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2 day of June, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS ON THE 14:00 PM
PLAT RECORDS, COLLIN COUNTY, TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE, AT MCKINNEY, TEXAS
OF THIS [illegible] DAY OF [illegible], A.D. 20[illegible]
STACEY KEMP, COUNTY CLERK, COLLIN COUNTY, TEXAS
By: _____ DEPUTY

COP2023-001
CONVEYANCE PLAT
BLOCK A, LOTS 1-7
HAGGARD FARM ALMANAC ADDITION
GROSS 99.0519 ACRES
NET: 90.9182 ACRES
MARIA CANTALINA VELA SURVEY, ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER/APPLICANT:	SURVEYOR:	ENGINEER:
HAGGARD ENTERPRISES LIMITED & ACRES OF SUNSHINE LTD.	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.
600 CENTRAL PARKWAY, SUITE 100	13455 NOEL ROAD	13455 NOEL ROAD
PLANO, TEXAS 75074	TWO GALLERIA OFFICE TOWER,	TWO GALLERIA OFFICE TOWER,
CONTACT: ROTLEDGE BOWEN HAGGARD	SUITE 700	SUITE 700
PHONE: 972-422-4919	DALLAS, TEXAS 75240	DALLAS, TEXAS 75240
	CONTACT: J. ANDY DOBBS	CONTACT: SARAH SCOTT, P.E.
	PHONE: 972-770-1300	PHONE: 972-770-1300

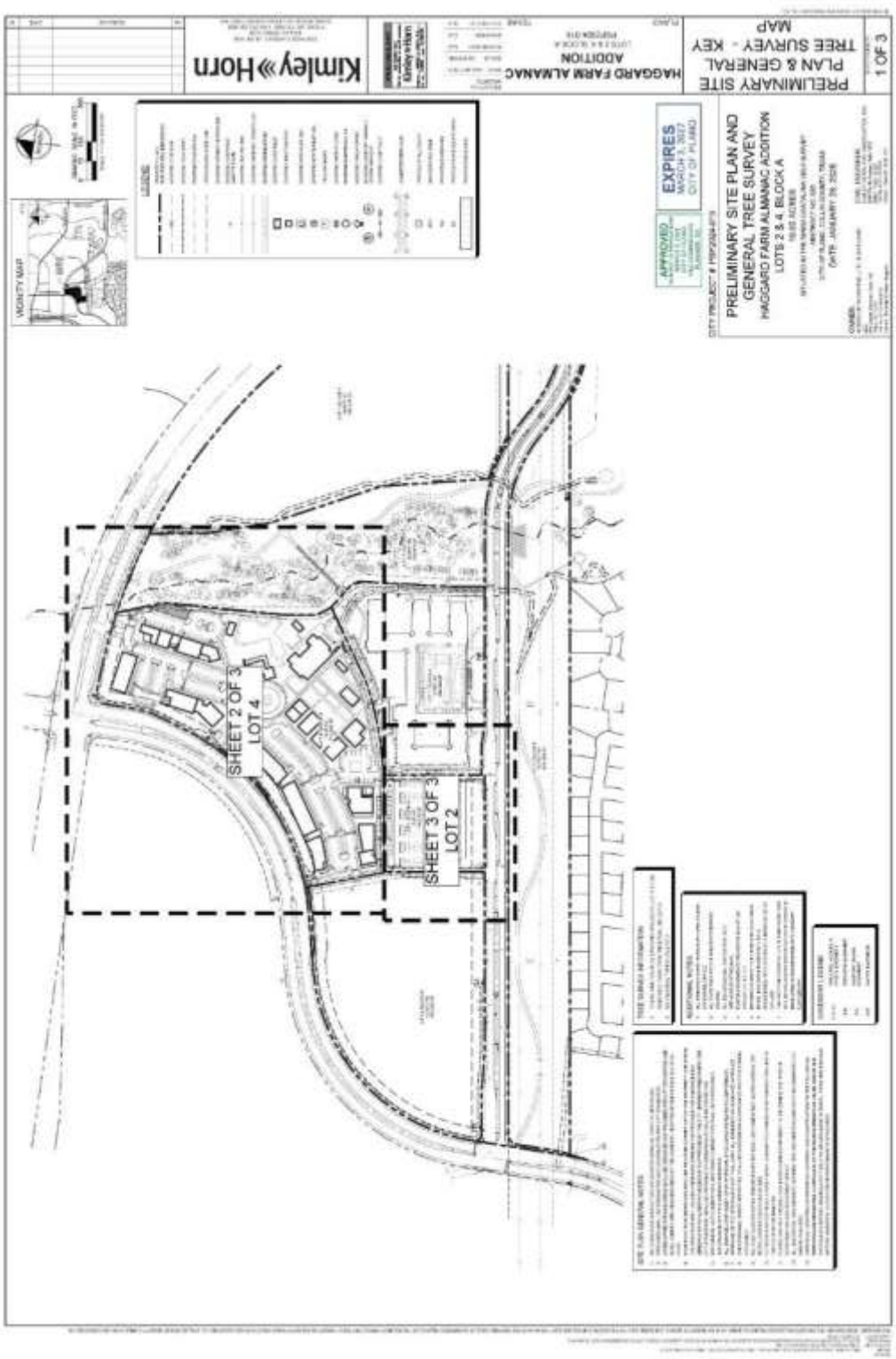
Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300 FIRM # 10115500 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	PCB	JAD	Jun. 2023	069268707	4 OF 4

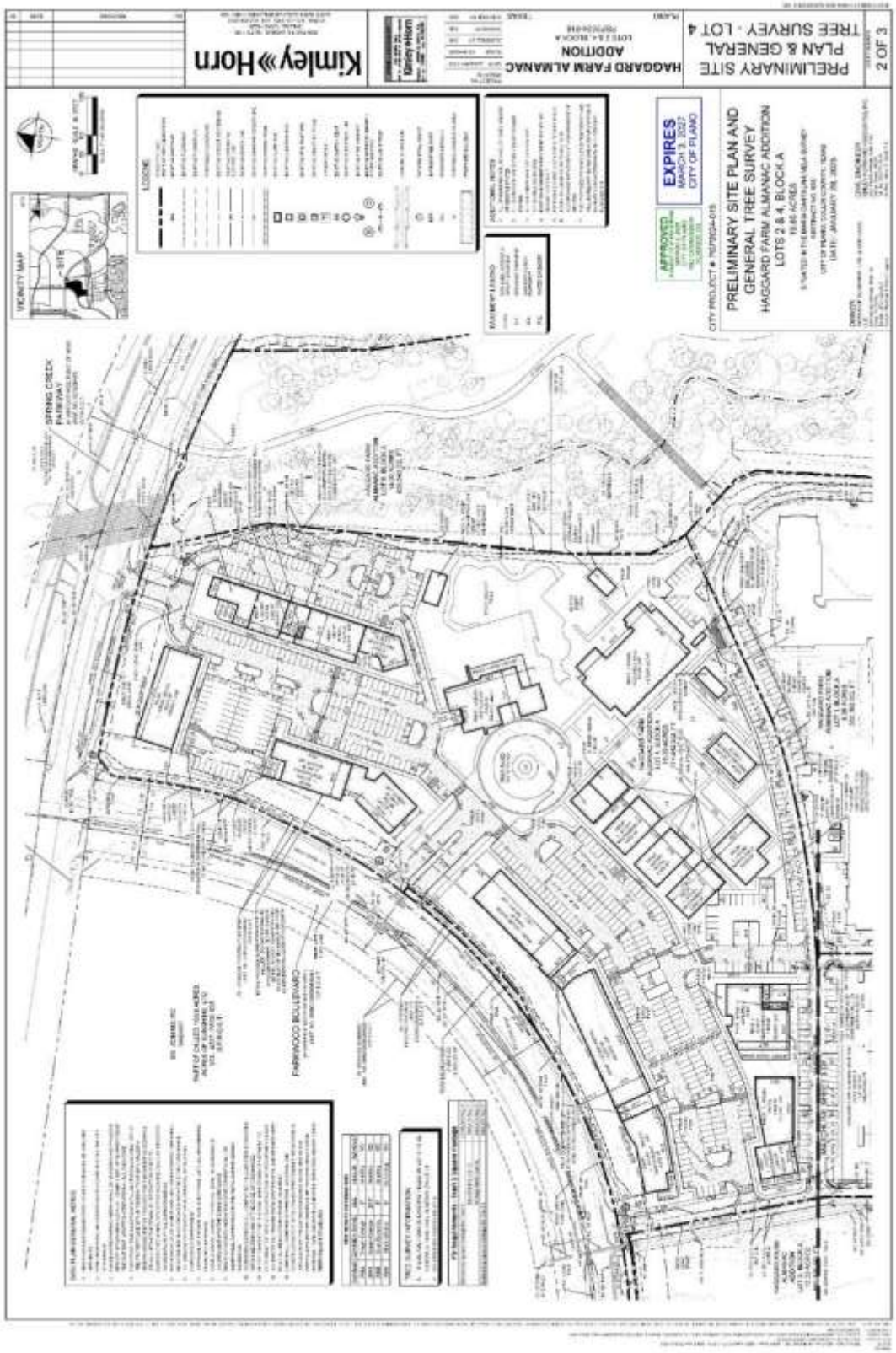
UNOFFICIAL COPY

Exhibit "A" to Ordinance No. 2026-3-4

EXHIBIT L-2 - PRELIMINARY SITE PLAN HAGGARD FARM ALMANAC ADDITION, BLOCK A, LOTS 2 & 4



HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT
SERVICE AND ASSESSMENT PLAN


PRELIMINARY SITE PLAN AND GENERAL TREE SURVEY
HAGGARD FARM ALMANAC ADDITION
LOTS 2 & 4, BLOCK A
EXPIRES
MARCH 3, 2027
CITY OF PLANO
APPROVED
Kimley»Horn
HAGGARD FARM ALMANAC ADDITION
PRELIMINARY SITE PLAN & GENERAL TREE SURVEY · LOT 4
2 OF 3
VICINITY MAP
LEGEND
SPRING CREEK PARKWAY
FAIRWOOD BOULEVARD

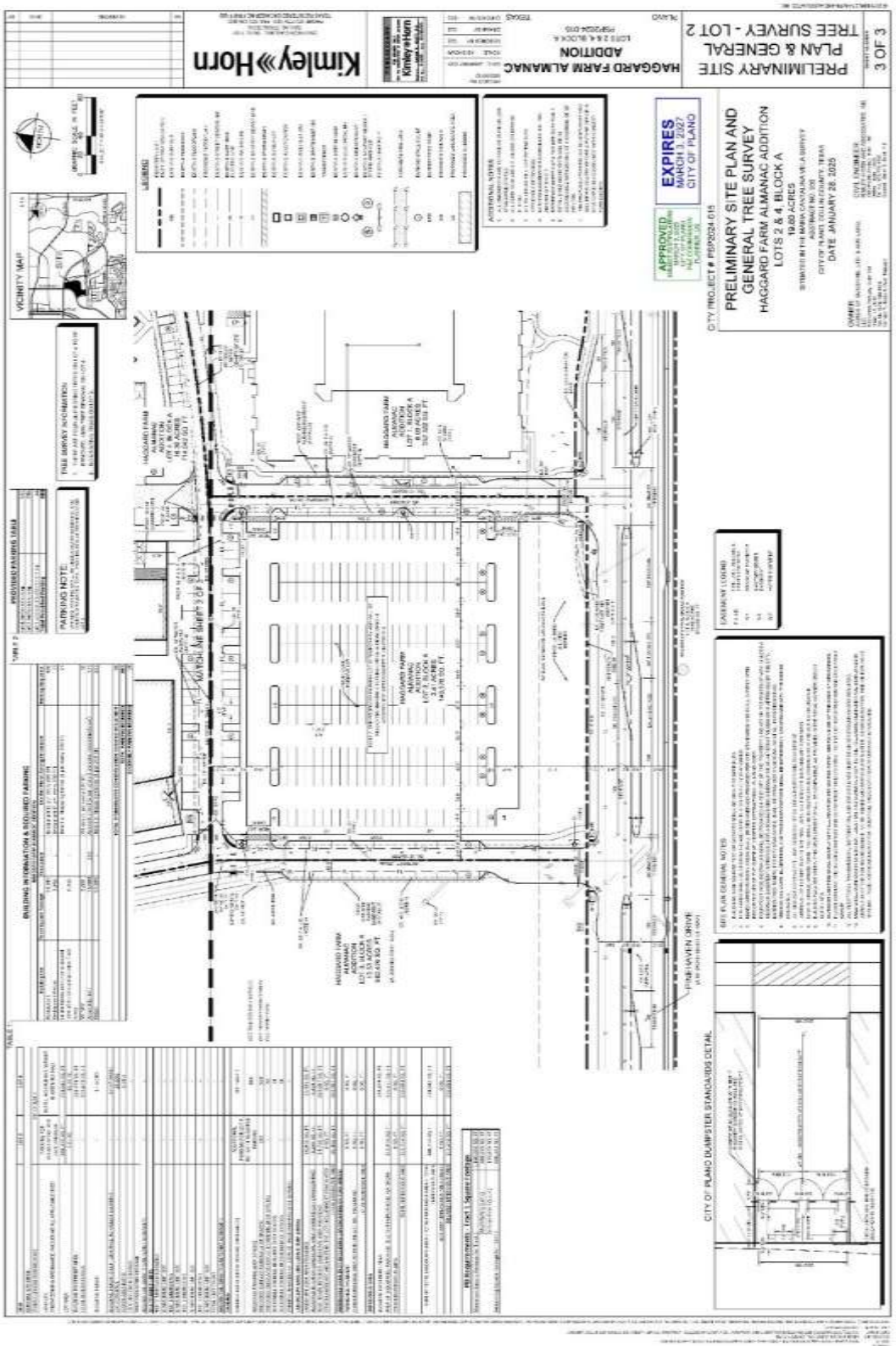
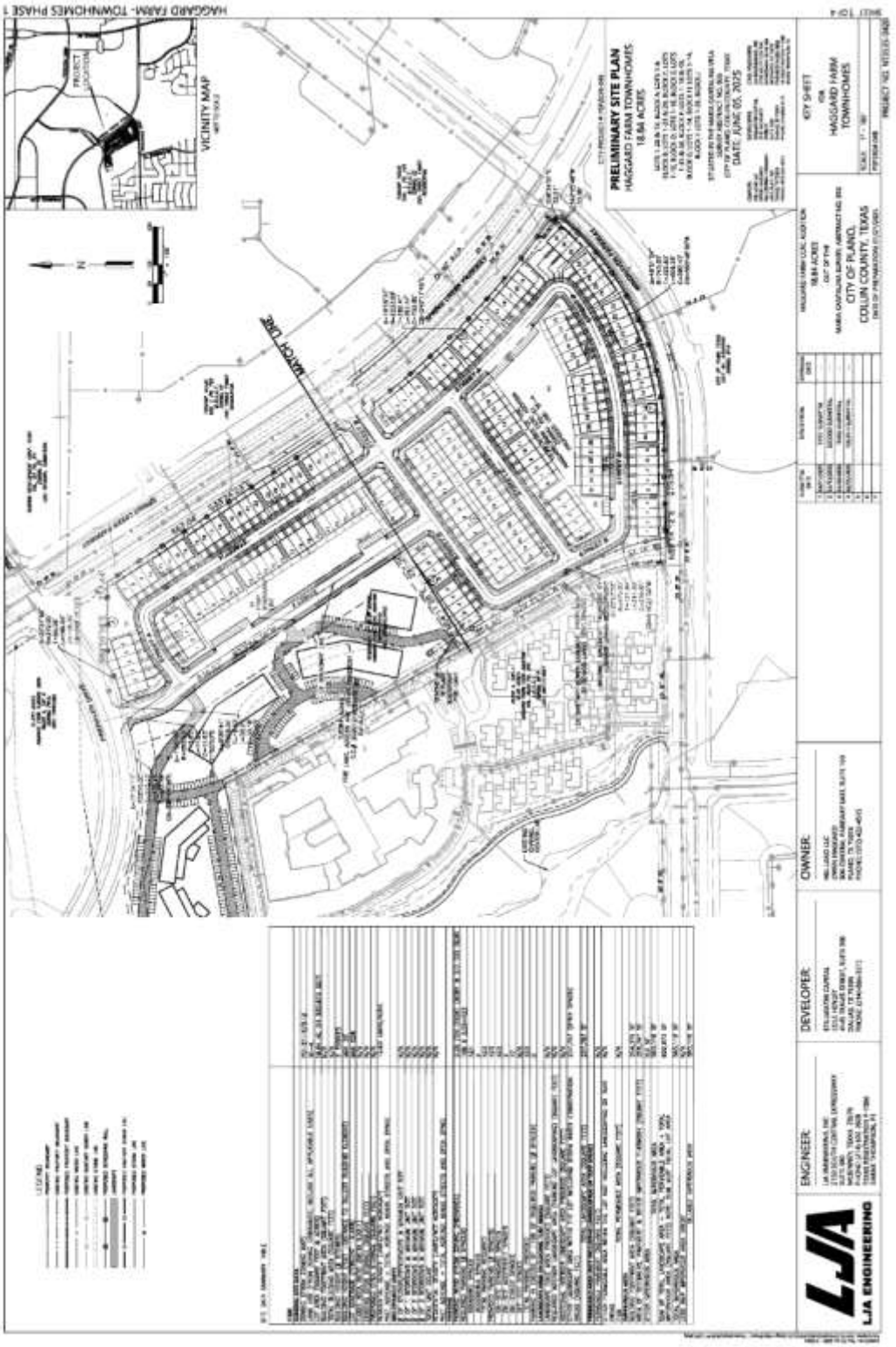
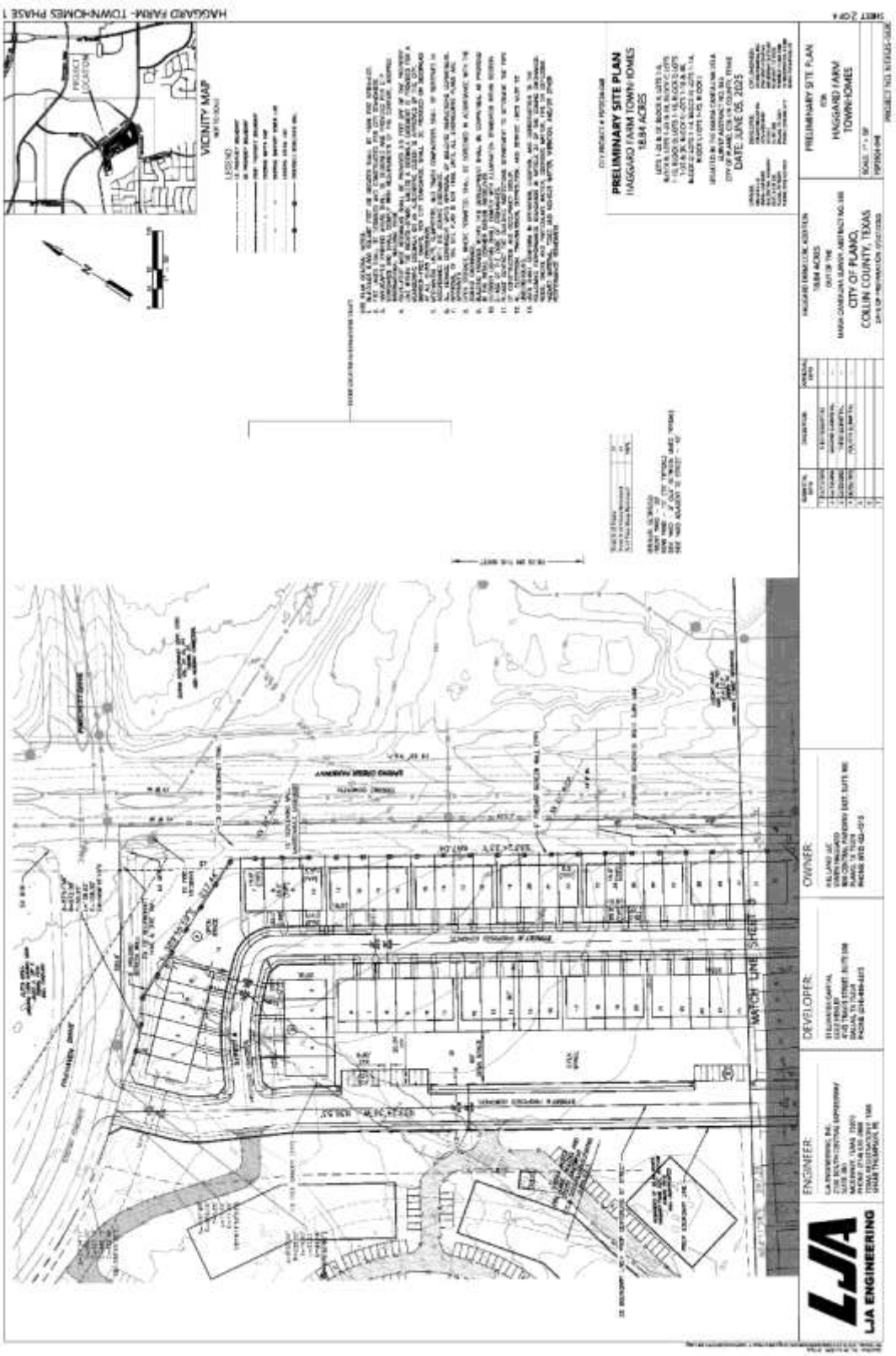
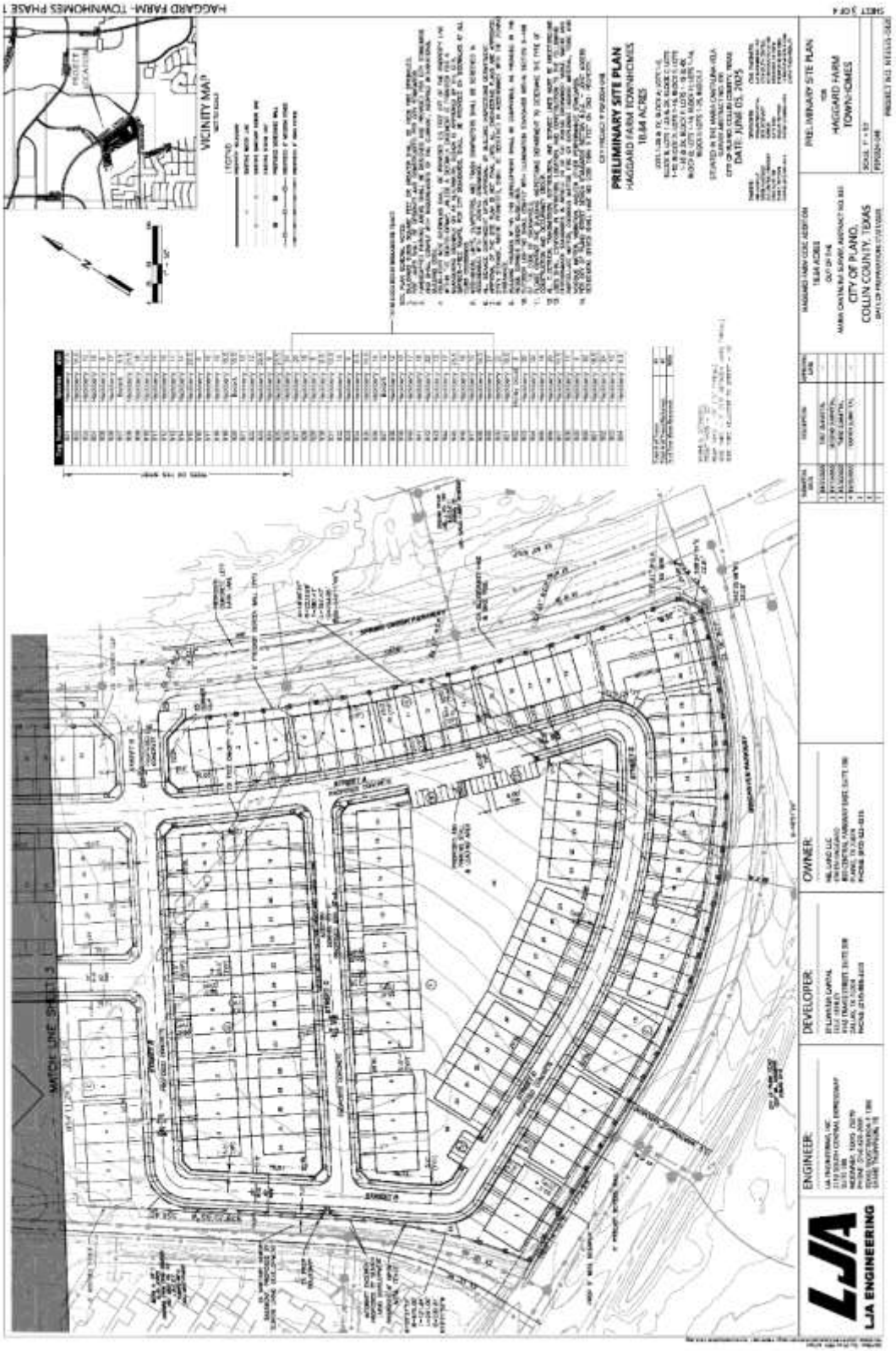

PRELIMINARY SITE PLAN AND GENERAL TREE SURVEY
HAGGARD FARM ALMANAC ADDITION
LOTS 2 & 4, BLOCK A
19.60 ACRES
DATE JANUARY 28, 2025
EXPIRES
MARCH 3, 2027
CITY OF PLANO
APPROVED
PRELIMINARY SITE PLAN AND GENERAL TREE SURVEY - LOT 2
HAGGARD FARM ALMANAC ADDITION
Kimley»Horn
3 OF 3

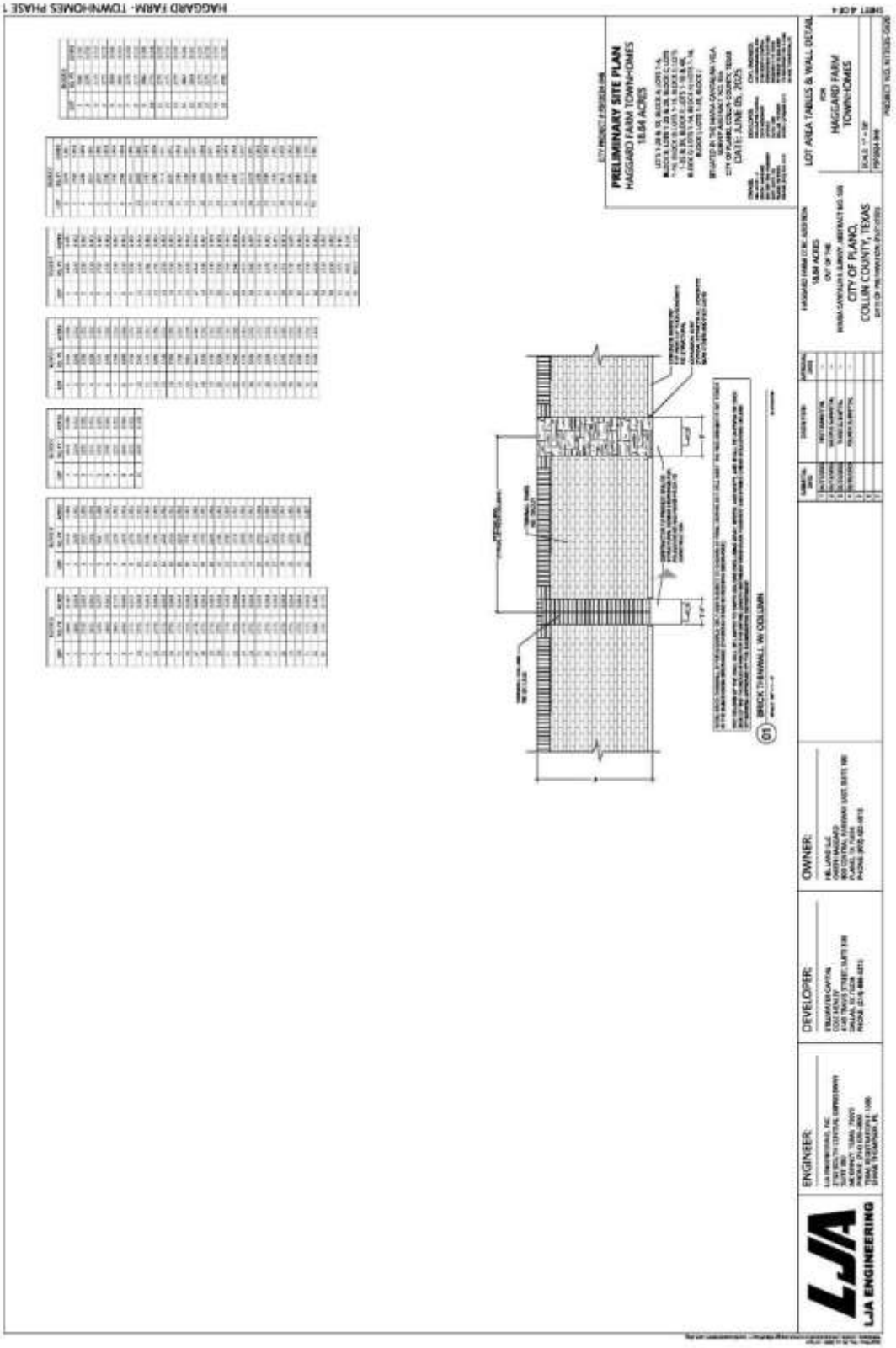
EXHIBIT L-3 – PRELIMINARY SITE PLAN HAGGARD FARM TOWNHOMES




PRELIMINARY SITE PLAN
HAGGARD FARM TOWNHOMES
18.84 ACRES
DATE: JUNE 05, 2025
VICINITY MAP
PRELIMINARY SITE PLAN
FOR
HAGGARD FARM TOWNHOMES
CITY OF PLANO,
COLLIN COUNTY, TEXAS
ENGINEER:
LJA ENGINEERING
DEVELOPER:
OWNER:
WATCH LINE SHEET



HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT
SERVICE AND ASSESSMENT PLAN


HAGGARD FARM- TOWNHOMES PHASE 1
PRELIMINARY SITE PLAN
HAGGARD FARM TOWNHOMES
18.64 ACRES
LOT AREA TABLES & WALL DETAIL
FOR
HAGGARD FARM
TOWNHOMES
CITY OF PLANO,
COLLIN COUNTY, TEXAS
ENGINEER:
DEVELOPER:
OWNER:
LJA ENGINEERING
BRICK THRWALL W/ COLUMN

APPENDIX A – ENGINEER'S REPORT

[Remainder of page left intentionally blank.]

Kimley»Horn

RE: *Engineer's Report*
Haggard Farm
Plano, Texas

Introduction:
Haggard Farm is a proposed mixed-use development including approximately 142 acres located at the southeast corner of Spring Creek Parkway and Parkwood Boulevard in Plano, Texas as described in Exhibit A. The development anticipates 4 Phases with proposed office, multifamily, commercial, retail, hotel, and single family with the phases shown on Exhibit B. This Engineer's report includes the documents requested by the City of Plano for the formation of the PID and the issuance of bonds by the City. Bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

Development Costs:
An Engineers' Opinion of Probable Cost (OPC) has been prepared for all off-site and on-site infrastructure and is included as Exhibit C.

Development Improvements:
The authorized improvements benefitting the property within the Haggard Farm PID are illustrated in Exhibits D through O. There are Master Infrastructure Public Improvements, Master Infrastructure Private Improvements, Direct Public Improvements, and Direct Private Improvements.

Development Schedule:
Design Phase
The off-site civil construction plans for the public infrastructure have been prepared and submitted to the City of Plano. A Traffic Study, Floodplain Study and CLOMR have been prepared and submitted to the City of Plano. A Preliminary Site Plan, Revised Concept Plan, and Conveyance Plat has been submitted to the City of Plano. Design and platting for Phase 1 on-site civil construction plans for are currently underway with an anticipated submittal in the second quarter of 2023.
Construction Phase:
The construction of the master Infrastructure is estimated to begin in September 2023 with final acceptance is estimated in the second quarter of 2024. The on-site Phase 1 Development is estimated to begin in August 2023 with final acceptance estimated in the third quarter of 2025. A project timeline is depicted in Exhibit P.



08/14/2023
Sarah E. Scott, P.E.
Kimley-Horn and Associates, Inc.

kimley-horn.com | 13455 Noel Road, Suite 700, Dallas, TX 75240 | 972 770 1300

EXHIBIT A

LEGAL DESCRIPTION – 142.49 acres

BEING a tract of land situated in the Maria Cantalina Vela Survey, Abstract No. 935, City of Plano, Collin County, Texas; and being part of Windhaven Parkway, Spring Creek Parkway and Parkwood Boulevard and being part of a tract of land described in Special Warranty Deed to Haggard Enterprises Limited, LTD. recorded in Volume 2523, Page 172 of the Land Records of Collin County, Texas and being part of a tract of land described in Special Warranty Deed to Haggard Enterprises Limited, LTD. recorded in Volume 2739, Page 967 of said Land Records and being part of a tract of land described in Special Warranty Deed, Bill of Sale and Assignment to Acres of Sunshine, LTD. recorded in Volume 4227, Page 835 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Spring Creek Parkway (a variable width right-of-way) and the centerline of Windhaven Parkway (a variable width right-of-way);

THENCE with said centerline of Windhaven Parkway, the following courses and distances:

South 42°22'41" West, a distance of 158.86 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 46°00'40", a radius of 800.00 feet, a chord bearing and distance of South 66°13'45" West, 625.31 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 642.44 feet to a point for corner;
South 89°14'05" West, a distance of 337.88 feet to a point for corner;

THENCE said centerline of Windhaven Parkway, the following courses and distances:

North 0°00'00" East, a distance of 63.50 feet to a point at the beginning of a tangent curve to the left having a central angle of 29°35'57", a radius of 450.00 feet, a chord bearing and distance of North 14°47'58" West, 229.89 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 232.47 feet to a point for corner;
North 29°36'05" West, a distance of 1011.83 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 5°58'43", a radius of 441.64 feet, a chord bearing and distance of North 27°16'14" West, 46.06 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 46.08 feet to a point for corner;
South 80°03'46" West, a distance of 584.73 feet to a point in the east line of Lot 58, Block A, Common Open Space, Avignon Windhaven, Phase 3 an addition to the City of Plano according to the plat recorded in Instrument No. 20111209010002540 of the Official Public Records of Collin County, Texas; and being in the approximate centerline of Creek Number 5B29;

THENCE with the east line of said Lot 58 and said approximate centerline of Creek Number 5B29, the following courses and distances:

North 24°50'38" West, a distance of 17.56 feet to a point for corner;
North 75°15'49" West, a distance of 53.86 feet to a point for corner;
North 55°19'20" West, a distance of 34.91 feet to a point for corner;
North 33°59'39" West, a distance of 99.90 feet to a point for corner;
North 15°48'40" East, a distance of 80.20 feet to a point for corner;
North 56°15'56" West, a distance of 62.96 feet to a point for corner;
North 0°28'11" West, a distance of 42.59 feet to the northeast corner of said Lot 58;

THENCE with the north line of said Block A, Avignon Windhaven, Phase 3, South 81°04'33" West, passing at a distance of 691.05 feet the northwest corner of said Block A, Avignon Windhaven, Phase 3 and the northeast corner of Lot 38, Block A, Avignon Windhaven, Phase 2 an addition to the City of Plano according to the plat recorded in Instrument No. 20091008010002560 of the Official Public Records of Collin County, Texas, continuing with north line of said Block A, Avignon Windhaven, Phase 2, passing at a distance of 1126.56 feet the northwest corner of said Block A, Avignon Windhaven, Phase 2 and the northeast corner of Lot 31, Block A, Avignon Windhaven, Phase 1 an addition to the City of Plano according to the plat recorded in Cabinet R, Slide 205 of the Map Records of Collin County, Texas, continuing with the north line of said Block A, Avignon Windhaven, Phase 1, passing at a distance of 2040.83 feet the northeast corner of said Block A, Avignon Windhaven, Phase 1, continuing in all a total distance of 2505.50 feet to a point for corner in said centerline of Parkwood Boulevard; said point also being at the beginning of a non-tangent curve to the left having a central angle of 2°41'09", a radius of 774.92 feet, a chord bearing and distance of North 1°21'12" East, 36.32 feet;

THENCE with said centerline of Parkwood Boulevard, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 36.32 feet to a point at the end of said curve;
North 0°00'44" East, a distance of 359.06 feet to a point at the beginning of a tangent curve to the right having a central angle of 76°22'01", a radius of 789.72 feet, a chord bearing and distance of North 38°11'45" East, 976.38 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 1052.58 feet to a point at the end of said curve;
North 76°22'45" East, a distance of 230.20 feet to a point at the beginning of a tangent curve to the left having a central angle of 76°59'40", a radius of 805.00 feet, a chord bearing and distance of North 37°52'55" East, 1002.19 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 1081.76 feet to a point at the end of said curve;
North 0°36'55" West, a distance of 180.53 feet to at the intersection of the centerline of Spring Creek Parkway (a variable width right-of-way) and the centerline of Parkwood Boulevard (a variable width right-of-way);

THENCE with said centerline of Spring Creek Parkway, the following course and distances:

North 89°12'46" East, a distance of 47.67 feet to a point at the beginning of a tangent curve to the right having a central angle of 57°23'42", a radius of 2270.36 feet, a chord bearing and distance of South 62°05'23" East, 2180.39 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 2274.29 feet to a point for corner;
South 33°23'29" East, a distance of 1403.39 feet to a point at the beginning of a tangent curve to the left having a central angle of 23°53'29", a radius of 2153.93 feet, a chord bearing and distance of South 45°20'14" East, 891.66 feet;
In a southeasterly direction with said curve to the left, an arc distance of 898.15 feet to the **POINT OF BEGINNING** and containing 142.49 acres of land.

This document was prepared under 22 TAC §663.21, 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.

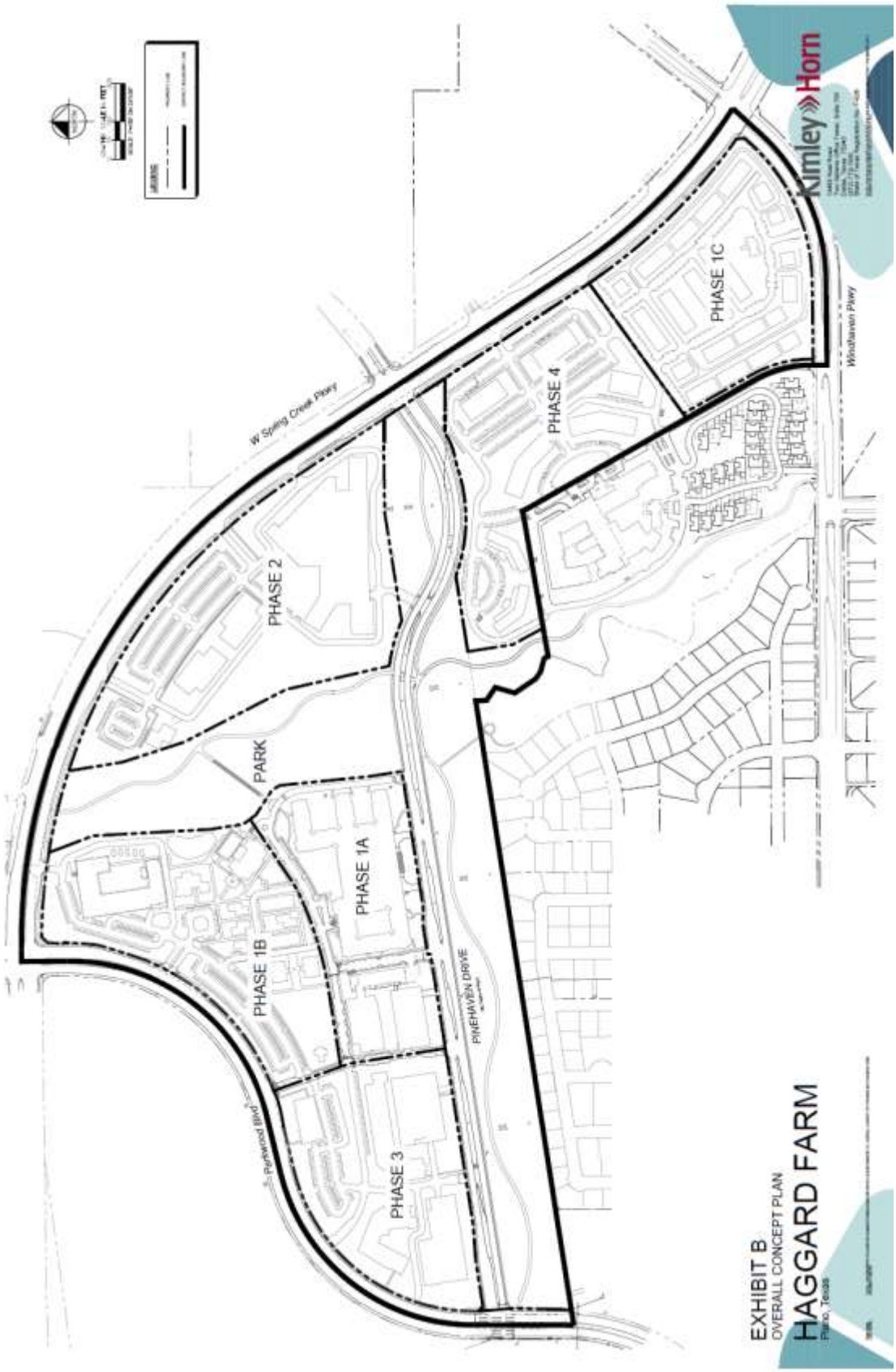

EXHIBIT B
OVERALL CONCEPT PLAN
HAGGARD FARM
Plano, Texas
Kimley»Horn
W Spring Creek Pkwy
Windhaven Pkwy
Parkwood Blvd
PINEHAVEN DRIVE
PHASE 1B
PHASE 1A
PHASE 2
PARK
PHASE 3
PHASE 4
PHASE 1C

EXHIBIT C

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS

Project: Haggard Farm Public Improvement District
Location: Plano, Texas
Date: August 14, 2023

Master Infrastructure Public Costs

Phase		*Total*	*1A*	*1B,1C*	*2*	*3*	*4*
Paving		6,131,052	6,131,052				
Water		1,550,210	1,550,210				
Sanitary Sewer		1,636,100	1,636,100				
Storm		5,740,547	5,740,547				
Franchise Utilities		344,813	344,813				
Landscape		3,242,776	1,842,776		1,400,000		
Inspection Fees	4%	745,820	689,820				
Soft Costs	6%	1,118,730	1,034,730		84,000		
Contingency	5%	932,275	862,275		70,000		
District Formation		800,000	800,000				
Total		22,242,322	20,632,322	-	1,554,000	-	-

Master Infrastructure Private Costs

Phase		*Total*	*1A*	*1B,1C*	*2*	*3*	*4*
Franchise Utilities		2,312,267	2,312,267				
Soft Costs	6%	138,736	138,736				
Contingency	5%	115,613	115,613				
Total		2,566,617	2,566,617	-	-	-	-

Direct Public Costs

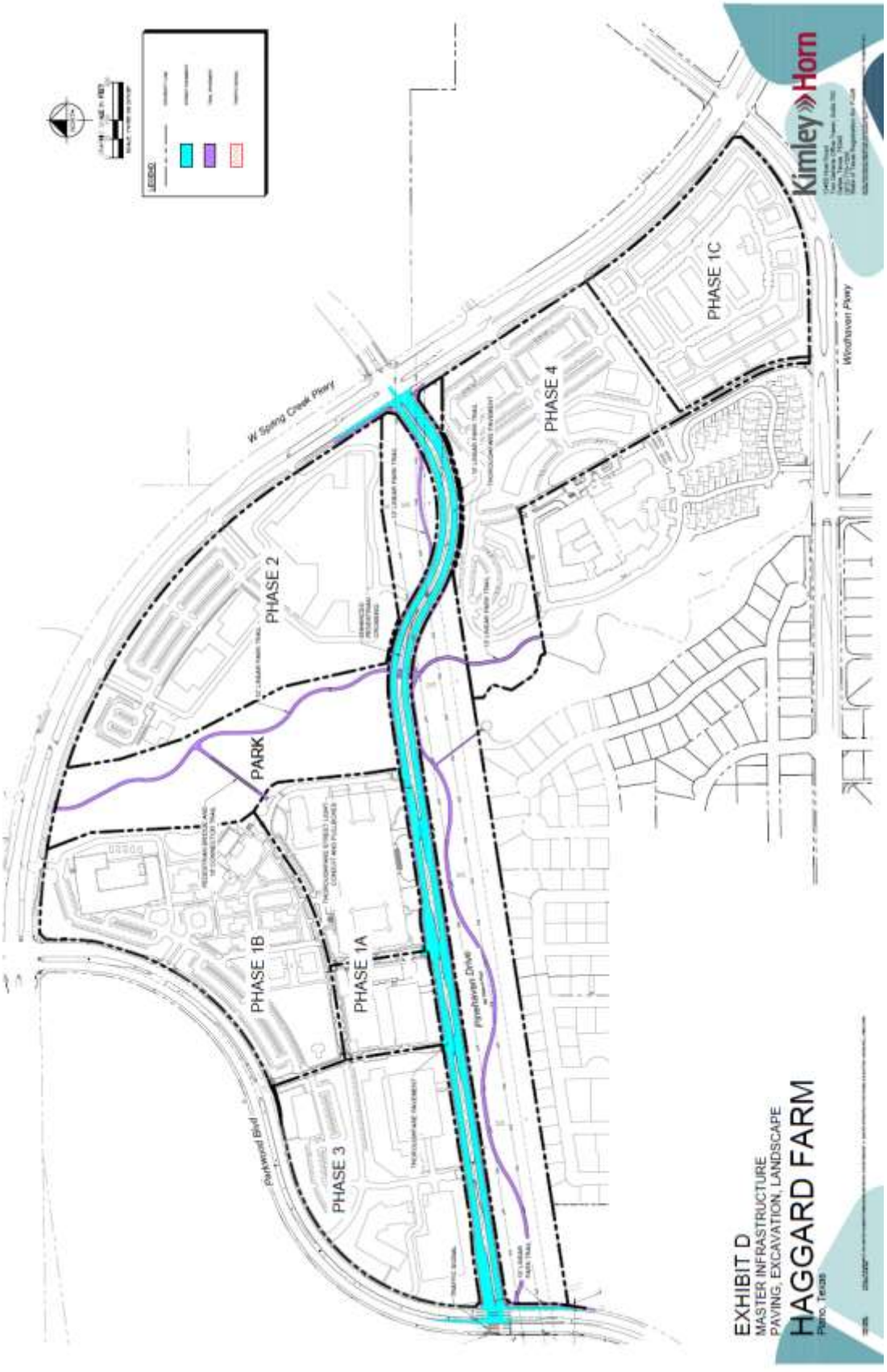
Phase		*Total*	*1A*	*1B,1C*	*2*	*3*	*4*
Paving		10,259,809	-	7,209,170	2,032,115	-	1,018,524
Water		6,377,411	569,020	2,425,893	1,414,456	522,936	1,445,106
Sanitary Sewer		2,501,598	146,120	1,908,332	281,321	94,386	71,439
Storm		5,922,439	633,390	2,456,532	1,182,294	521,635	1,128,588
Landscape		2,011,900	-	2,011,900	-	-	-
Soft Costs	6%	1,624,389	80,912	960,710	294,611	68,337	219,819
Contingency	5%	1,434,877	71,472	848,627	260,240	60,365	194,174
Total		30,132,422	1,500,914	17,821,163	5,465,037	1,267,658	4,077,651

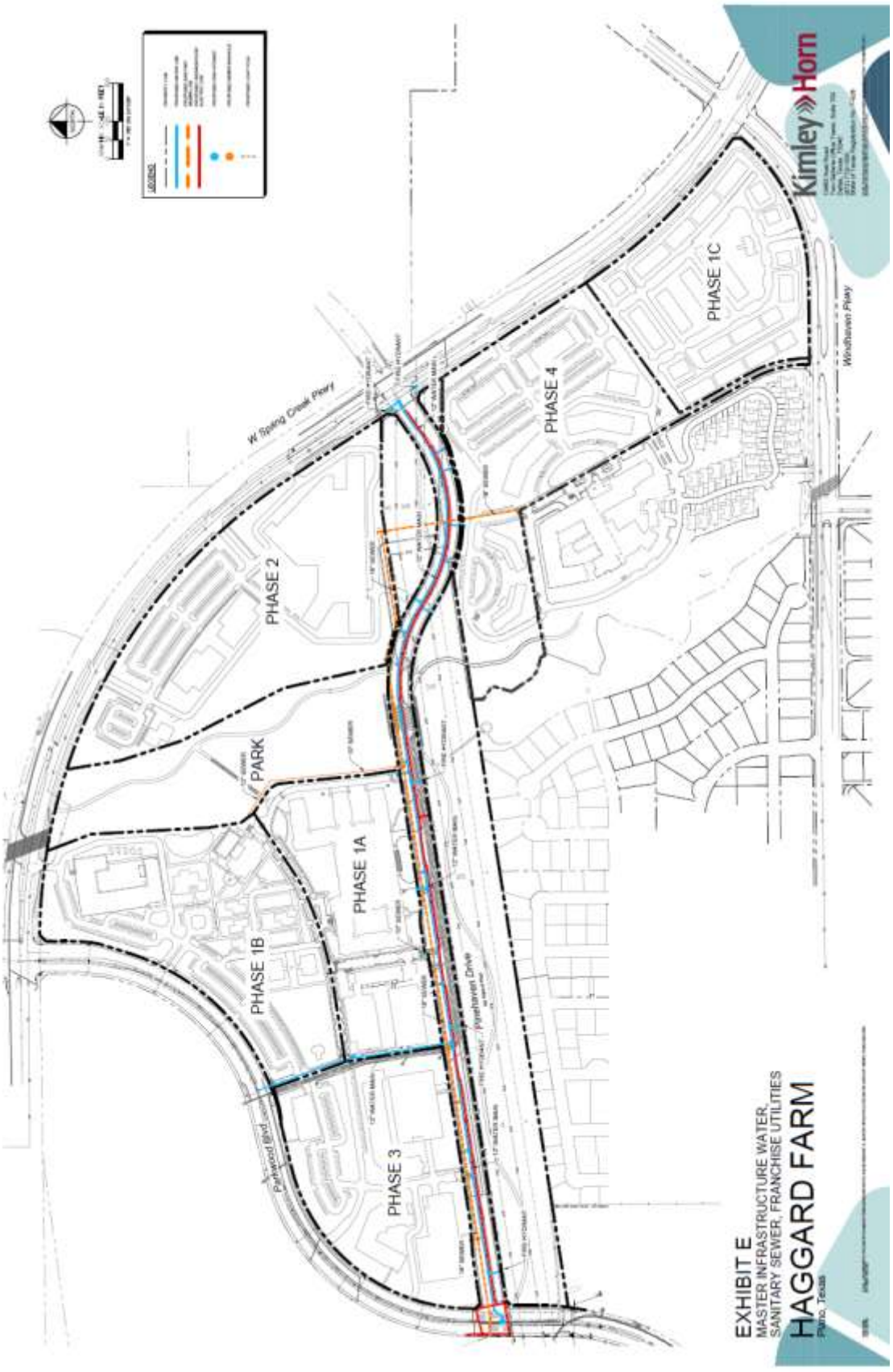
Direct Private Costs

Phase		*Total*	*1A*	*1B,1C*	*2*	*3*	*4*
Paving		16,989,658	2,039,592	3,179,498	3,625,936	3,596,032	4,548,601
Water		1,752,684	19,500	124,302	541,151	469,048	598,683
Sanitary Sewer		2,336,911	141,740	49,996	721,535	625,397	798,244
Storm		3,505,367	193,675	93,929	1,082,303	938,095	1,197,365
Franchise Utilities		5,355,081	155,786	1,713,386	1,172,494	1,016,270	1,297,146
Landscape		27,347,611	2,809,000	9,530,300	3,898,109	4,958,984	6,151,218
Soft Costs	6%	3,437,239	321,558	881,485	662,492	696,229	875,475
Contingency	5%	3,036,228	284,042	778,645	585,201	615,003	773,337
Total		63,760,778	5,964,892	16,351,540	12,289,220	12,915,057	16,240,069

Notes

1. Kimley-Horn (KH) does not control the cost of labor, materials, equipment or services furnished by others; and does not control the methods of determining prices, or competitive bidding or market conditions; any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials shall be made on the basis of its experience and represent judgment as an experienced and qualified professional, familiar with the industry. KH cannot and does not guarantee that proposals, bids, or actual costs will not vary from its opinions of cost, due to variances in items, quantities, or price.


EXHIBIT D
MASTER INFRASTRUCTURE
PAVING, EXCAVATION, LANDSCAPE
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 2
PHASE 3
PHASE 4
PARK
W Spring Creek Pkwy
Windhaven Pkwy
Parkwood Blvd
Pinehaven Drive


EXHIBIT E
MASTER INFRASTRUCTURE WATER, SANITARY SEWER, FRANCHISE UTILITIES
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1B
PARK
PHASE 2
PHASE 1A
PHASE 3
PHASE 4
PHASE 1C
W Spring Creek Pkwy
Windhaven Pkwy
Parkwood Blvd
Windhaven Drive

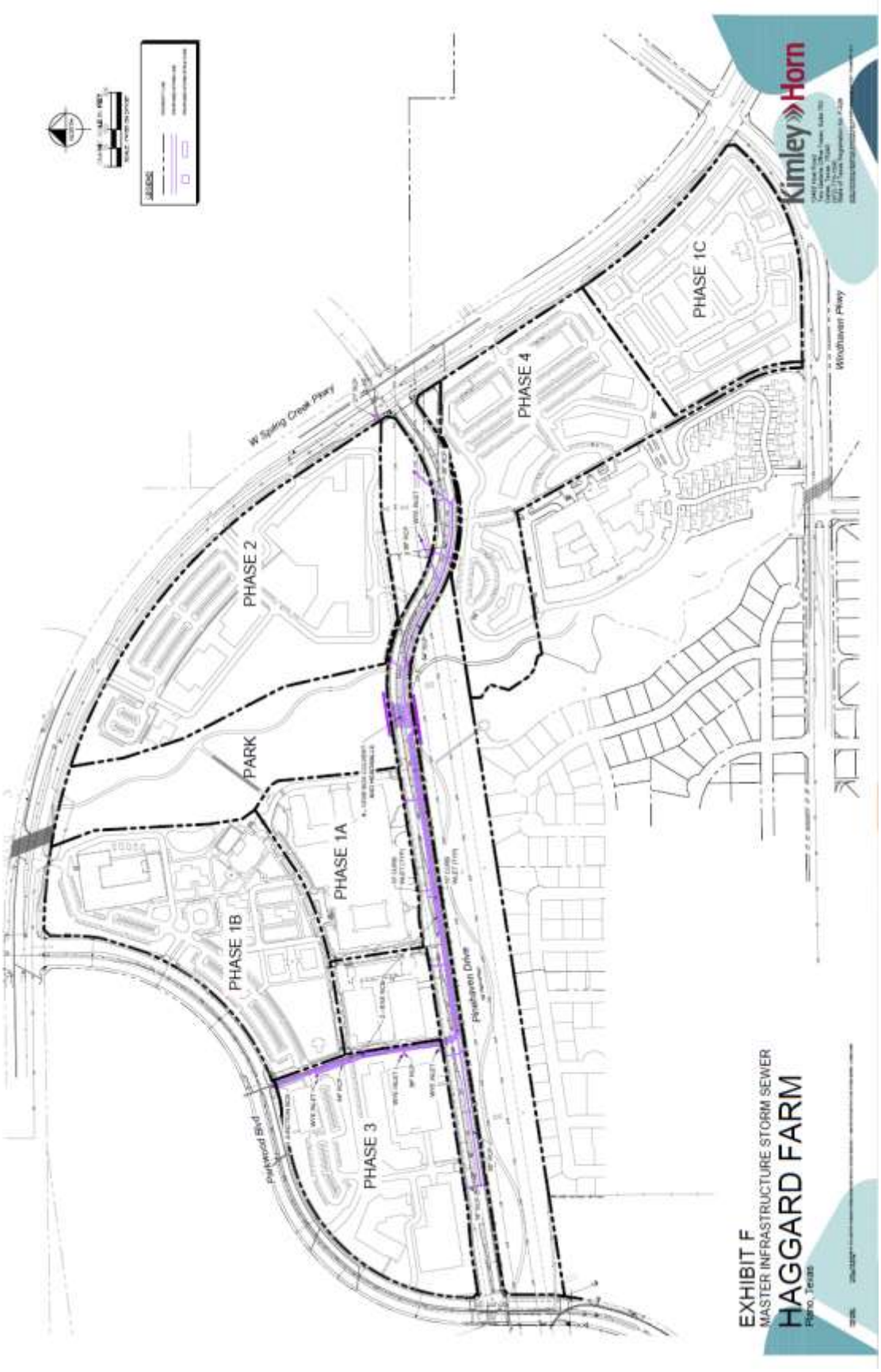

EXHIBIT F
MASTER INFRASTRUCTURE STORM SEWER
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 2
PHASE 3
PHASE 4
PARK
W Spring Creek Pkwy
Windhaven Pkwy
Parkwood Blvd
Windhaven Drive


EXHIBIT G
DIRECT INFRASTRUCTURE
PAVING, EXCAVATION, LANDSCAPE
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1C
PHASE 4
PHASE 2
PARK
PHASE 1A
PHASE 1B
PHASE 3
W Spring Creek Pkwy
Windhaven Pkwy
Parkwood Blvd
PINEHAVEN DRIVE



HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT
SERVICE AND ASSESSMENT PLAN

95


EXHIBIT I
DIRECT INFRASTRUCTURE PUBLIC SANITARY SEWER
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 2
PHASE 3
PHASE 4
PARK
W Spring Creek Pkwy
Windhaven Pkwy
PINEHAVEN DRIVE

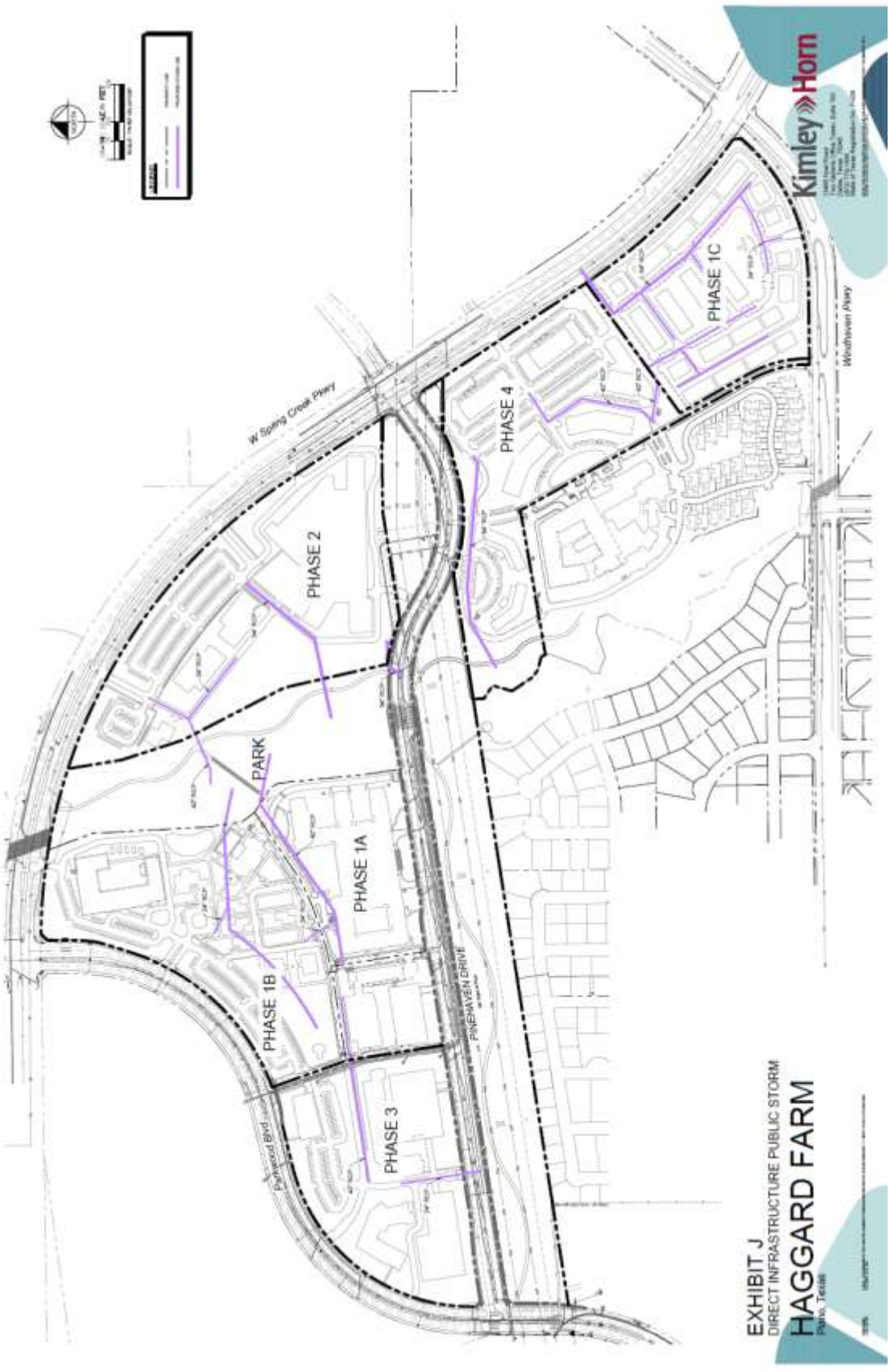

EXHIBIT J
DIRECT INFRASTRUCTURE PUBLIC STORM
HAGGARD FARM
Plano, Texas
Kimley»Horn
W Spring Creek Pkwy
Windhaven Pkwy
PHASE 1C
PHASE 4
PHASE 2
PARK
PHASE 1A
PHASE 1B
PHASE 3
PINEHAVEN DRIVE


EXHIBIT K
DIRECT INFRASTRUCTURE 3-ACRE PARK
HAGGARD FARM
Plano, Texas
Kimley»Horn
W Spring Creek Pkwy
Windhaven Pkwy
Parkwood Blvd
PINEHAVEN DRIVE
PARK
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 2
PHASE 3
PHASE 4


EXHIBIT L
PHASE 1A - DIRECT INFRASTRUCTURE
PAVING, EXCAVATION, LANDSCAPE
HAGGARD FARM
Plano, Texas
PHASE 1A
PINEHAVEN DRIVE
PARKWOOD BOULEVARD
SPRING CREEK PARKWAY
Kimley»Horn


EXHIBIT M
PHASE 1A - DIRECT INFRASTRUCTURE PUBLIC WATER
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1A
SPRING CREEK PARKWAY
PARKWOOD BOULEVARD
PINEHAVEN DRIVE


EXHIBIT N
PHASE 1A - DIRECT INFRASTRUCTURE PUBLIC SANITARY SEWER
HAGGARD FARM
Parker, Texas
PHASE 1A
PARKWOOD BOULEVARD
SPRING CREEK PARKWAY
PINEHAVEN DRIVE
Kimley»Horn

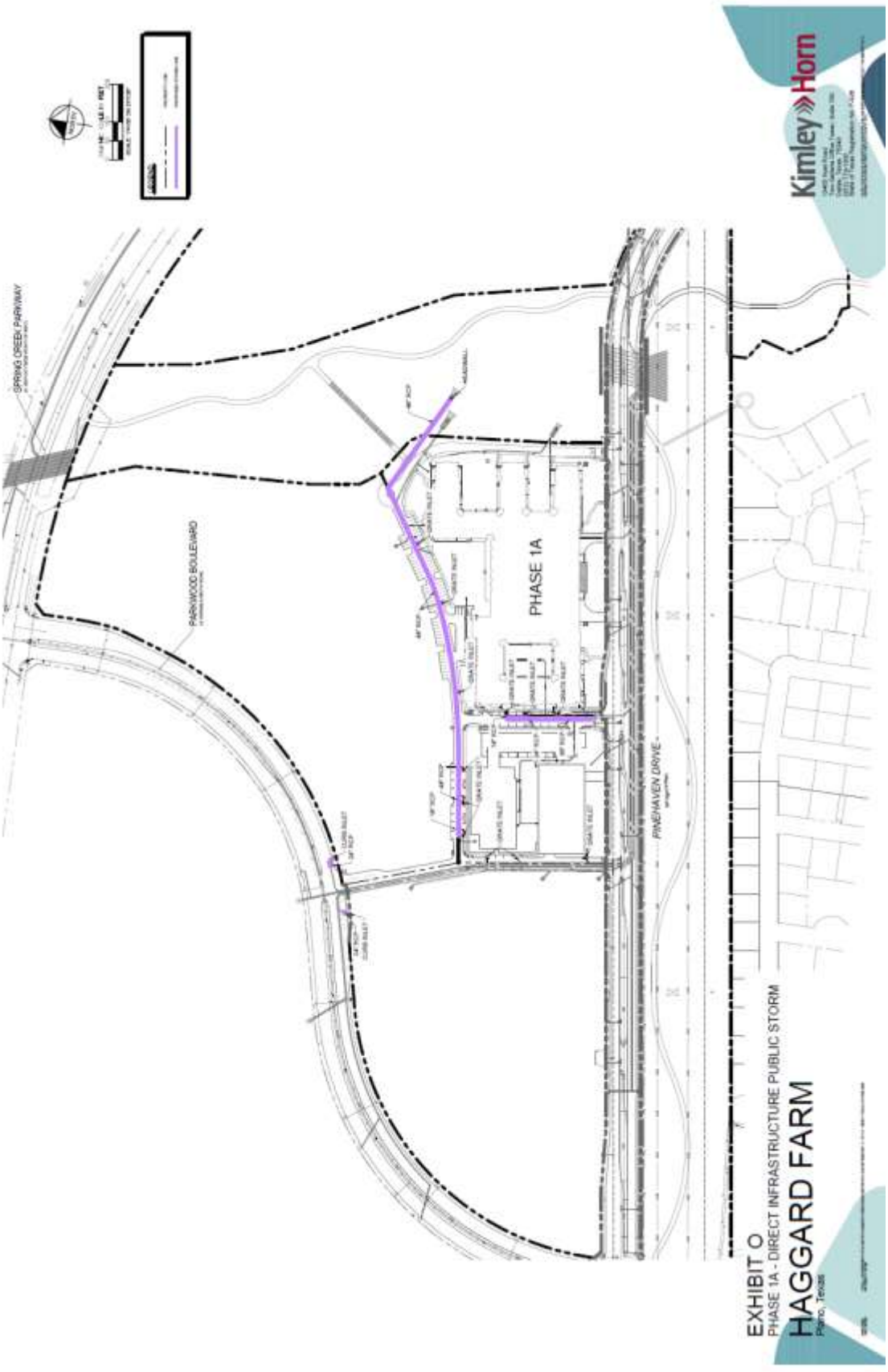

EXHIBIT O
PHASE 1A - DIRECT INFRASTRUCTURE PUBLIC STORM
HAGGARD FARM
Plano, Texas
Kimley»Horn
PHASE 1A
PARKWOOD BOULEVARD
SPRING CREEK PARKWAY
PINEHAVEN DRIVE

EXHIBIT P

Haggard Farm Public Infrastructure Schedule

APPENDIX B – BUYER DISCLOSURES

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

Improvement Area #1

- Tract 1 Parcel 1 – Multi-Family
- Tract 1 Parcel 2 - Office

Major Improvement Area

- Tract 1 Parcel 3 – Retail
- Tract 1 Parcel 4 – Retail
- Tract 1 Parcel 5 – Office
- Tract 1 Parcel 6 – Office
- Tract 1 Parcel 7 – Office
- Tract 2 Parcel 1 – Multi-Family
- Tract 2 Parcel 2 – Office
- Tract 2 Parcel 3 – Office
- Tract 2 Parcel 4 – Retail
- Tract 3 Parcels 1&2 – Townhomes
- Tract 3 Parcel 3 – Assisted Living
- Tract 3 Parcel 4 – Assisted Living
- Tract 3 – Parcel 5 – Assisted Living
- Tract 4 Parcel 1 - Townhomes

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 TRACT 1 PARCEL 1 MULTI-FAMILY 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 PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

IMPROVEMENT AREA #1 TRACT 1 PARCEL 1 MULTI-FAMILY PRINCIPAL ASSESSMENT: $3,441,176.47

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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 TRACT 1 PARCEL 1 MULTI-FAMILY

Installment Due 1/31	Principal	Interest	Additional Interest	Annual Collection Costs	Total Annual Installment
2027	$ 44,582.04	$ 258,088.24	$ 16,996.90	$ 21,139.52	$ 340,806.70
2028	$ 47,368.42	$ 254,744.58	$ 16,773.99	$ 19,432.17	$ 338,319.17
2029	$ 50,851.39	$ 251,191.95	$ 16,537.15	$ 19,820.81	$ 338,401.31
2030	$ 54,334.37	$ 247,378.10	$ 16,282.89	$ 20,217.23	$ 338,212.59
2031	$ 58,513.93	$ 243,303.02	$ 16,011.22	$ 20,621.57	$ 338,449.75
2032	$ 61,996.90	$ 238,914.47	$ 15,718.65	$ 21,034.01	$ 337,664.04
2033	$ 66,873.07	$ 234,264.71	$ 15,408.67	$ 21,454.69	$ 338,001.13
2034	$ 71,749.23	$ 229,249.23	$ 15,074.30	$ 21,883.78	$ 337,956.53
2035	$ 76,625.39	$ 223,868.03	$ 14,715.56	$ 22,321.46	$ 337,530.43
2036	$ 82,198.14	$ 218,121.13	$ 14,332.43	$ 22,767.88	$ 337,419.59
2037	$ 87,770.90	$ 211,956.27	$ 13,921.44	$ 23,223.24	$ 336,871.85
2038	$ 94,736.84	$ 205,373.45	$ 13,482.59	$ 23,687.71	$ 337,280.59
2039	$ 101,006.19	$ 198,268.19	$ 13,008.90	$ 24,161.46	$ 336,444.74
2040	$ 108,668.73	$ 190,692.72	$ 12,503.87	$ 24,644.69	$ 336,510.02
2041	$ 117,027.86	$ 182,542.57	$ 11,960.53	$ 25,137.58	$ 336,668.54
2042	$ 125,387.00	$ 173,765.48	$ 11,375.39	$ 25,640.34	$ 336,168.20
2043	$ 135,139.32	$ 164,361.46	$ 10,748.45	$ 26,153.14	$ 336,402.37
2044	$ 144,891.64	$ 154,226.01	$ 10,072.76	$ 26,676.21	$ 335,866.61
2045	$ 156,037.15	$ 143,359.13	$ 9,348.30	$ 27,209.73	$ 335,954.31
2046	$ 167,182.66	$ 131,656.35	$ 8,568.11	$ 27,753.92	$ 335,161.04
2047	$ 180,417.96	$ 119,117.65	$ 7,732.20	$ 28,309.00	$ 335,576.80
2048	$ 193,653.25	$ 105,586.30	$ 6,830.11	$ 28,875.18	$ 334,944.84
2049	$ 208,281.73	$ 91,062.31	$ 5,861.84	$ 29,452.69	$ 334,658.57
2050	$ 224,303.41	$ 75,441.18	$ 4,820.43	$ 30,041.74	$ 334,606.76
2051	$ 241,718.27	$ 58,618.42	$ 3,698.92	$ 30,642.57	$ 334,678.18
2052	$ 259,829.72	$ 40,489.55	$ 2,490.33	$ 31,255.43	$ 334,065.02
2053	$ 280,030.96	$ 21,002.32	$ 1,191.18	$ 31,880.53	$ 334,104.99
Total	**$ 3,441,176.47**	**$ 4,666,642.80**	**$ 305,467.11**	**$ 675,438.28**	**$ 9,088,724.66**

Footnotes:

[a] Interest is calculated at a 7.500% rate.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
TRACT 1 PARCEL 2 OFFICE 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[4] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

IMPROVEMENT AREA #1 TRACT 1 PARCEL 2 OFFICE PRINCIPAL ASSESSMENT: $1,498,823.53

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[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 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][5]

[5] 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][6]

[6] 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 TRACT 1 PARCEL 2 OFFICE

Installment Due 1/31	Principal	Interest	Additional Interest	Annual Collection Costs	Total Annual Installment
2027	$ 19,417.96	$ 112,411.76	$ 7,403.10	$ 9,207.43	$ 148,440.25
2028	$ 20,631.58	$ 110,955.42	$ 7,306.01	$ 8,463.79	$ 147,356.79
2029	$ 22,148.61	$ 109,408.05	$ 7,202.85	$ 8,633.07	$ 147,392.57
2030	$ 23,665.63	$ 107,746.90	$ 7,092.11	$ 8,805.73	$ 147,310.37
2031	$ 25,486.07	$ 105,971.98	$ 6,973.78	$ 8,981.84	$ 147,413.67
2032	$ 27,003.10	$ 104,060.53	$ 6,846.35	$ 9,161.48	$ 147,071.45
2033	$ 29,126.93	$ 102,035.29	$ 6,711.33	$ 9,344.71	$ 147,218.27
2034	$ 31,250.77	$ 99,850.77	$ 6,565.70	$ 9,531.60	$ 147,198.85
2035	$ 33,374.61	$ 97,506.97	$ 6,409.44	$ 9,722.23	$ 147,013.26
2036	$ 35,801.86	$ 95,003.87	$ 6,242.57	$ 9,916.68	$ 146,964.98
2037	$ 38,229.10	$ 92,318.73	$ 6,063.56	$ 10,115.01	$ 146,726.41
2038	$ 41,263.16	$ 89,451.55	$ 5,872.41	$ 10,317.31	$ 146,904.43
2039	$ 43,993.81	$ 86,356.81	$ 5,666.10	$ 10,523.66	$ 146,540.38
2040	$ 47,331.27	$ 83,057.28	$ 5,446.13	$ 10,734.13	$ 146,568.81
2041	$ 50,972.14	$ 79,507.43	$ 5,209.47	$ 10,948.81	$ 146,637.85
2042	$ 54,613.00	$ 75,684.52	$ 4,954.61	$ 11,167.79	$ 146,419.93
2043	$ 58,860.68	$ 71,588.54	$ 4,681.55	$ 11,391.15	$ 146,521.92
2044	$ 63,108.36	$ 67,173.99	$ 4,387.24	$ 11,618.97	$ 146,288.57
2045	$ 67,962.85	$ 62,440.87	$ 4,071.70	$ 11,851.35	$ 146,326.77
2046	$ 72,817.34	$ 57,343.65	$ 3,731.89	$ 12,088.38	$ 145,981.25
2047	$ 78,582.04	$ 51,882.35	$ 3,367.80	$ 12,330.14	$ 146,162.34
2048	$ 84,346.75	$ 45,988.70	$ 2,974.89	$ 12,576.75	$ 145,887.09
2049	$ 90,718.27	$ 39,662.69	$ 2,553.16	$ 12,828.28	$ 145,762.40
2050	$ 97,696.59	$ 32,858.82	$ 2,099.57	$ 13,084.85	$ 145,739.83
2051	$ 105,281.73	$ 25,531.58	$ 1,611.08	$ 13,346.54	$ 145,770.94
2052	$ 113,170.28	$ 17,635.45	$ 1,084.67	$ 13,613.47	$ 145,503.88
2053	$ 121,969.04	$ 9,147.68	$ 518.82	$ 13,885.74	$ 145,521.29
Total	**$ 1,498,823.53**	**$ 2,032,582.20**	**$ 133,047.89**	**$ 294,190.90**	**$ 3,958,644.52**

Footnotes:

[a] Interest is calculated at a 7.500% rate.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 3 RETAIL 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[7] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 3 RETAIL PRINCIPAL ASSESSMENT: $798,354.53

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[7] 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][8]

[8] 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][9]

[9] 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 - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 3 RETAIL

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 8,375.38	$ 67,124.60	$ 3,953.08	$ 3,212.13	$ 82,665.18
2028	$ 9,061.08	$ 66,433.63	$ 3,911.20	$ 2,745.74	$ 82,151.64
2029	$ 9,844.74	$ 65,686.09	$ 3,865.90	$ 2,800.65	$ 82,197.38
2030	$ 10,677.38	$ 64,873.90	$ 3,816.67	$ 2,856.66	$ 82,224.61
2031	$ 11,559.00	$ 63,993.01	$ 3,763.29	$ 2,913.80	$ 82,229.10
2032	$ 12,538.57	$ 63,039.40	$ 3,705.49	$ 2,972.07	$ 82,255.53
2033	$ 13,567.13	$ 62,004.96	$ 3,642.80	$ 3,031.51	$ 82,246.41
2034	$ 14,742.62	$ 60,885.68	$ 3,574.96	$ 3,092.14	$ 82,295.40
2035	$ 15,967.09	$ 59,669.41	$ 3,501.25	$ 3,153.99	$ 82,291.74
2036	$ 17,338.50	$ 58,352.12	$ 3,421.41	$ 3,217.07	$ 82,329.10
2037	$ 18,807.86	$ 56,921.70	$ 3,334.72	$ 3,281.41	$ 82,345.69
2038	$ 20,375.18	$ 55,370.05	$ 3,240.68	$ 3,347.04	$ 82,332.95
2039	$ 22,138.42	$ 53,689.10	$ 3,138.81	$ 3,413.98	$ 82,380.30
2040	$ 24,048.59	$ 51,862.68	$ 3,028.11	$ 3,482.26	$ 82,421.64
2041	$ 26,105.70	$ 49,878.67	$ 2,907.87	$ 3,551.90	$ 82,444.15
2042	$ 28,309.75	$ 47,724.95	$ 2,777.34	$ 3,622.94	$ 82,434.98
2043	$ 30,758.69	$ 45,389.39	$ 2,635.79	$ 3,695.40	$ 82,479.28
2044	$ 33,403.55	$ 42,851.80	$ 2,482.00	$ 3,769.31	$ 82,506.66
2045	$ 36,342.27	$ 40,012.50	$ 2,314.98	$ 3,844.69	$ 82,514.45
2046	$ 39,574.87	$ 36,923.41	$ 2,133.27	$ 3,921.59	$ 82,553.14
2047	$ 43,052.37	$ 33,559.54	$ 1,935.40	$ 4,000.02	$ 82,547.33
2048	$ 46,872.72	$ 29,900.09	$ 1,720.14	$ 4,080.02	$ 82,572.96
2049	$ 51,035.92	$ 25,915.91	$ 1,485.77	$ 4,161.62	$ 82,599.22
2050	$ 55,590.94	$ 21,577.86	$ 1,230.59	$ 4,244.85	$ 82,644.25
2051	$ 60,537.80	$ 16,852.63	$ 952.64	$ 4,329.75	$ 82,672.82
2052	$ 65,925.47	$ 11,706.91	$ 649.95	$ 4,416.34	$ 82,698.68
2053	$ 71,802.93	$ 6,103.25	$ 320.32	$ 4,504.67	$ 82,731.17
Total	**$ 798,354.53**	**$ 1,258,303.23**	**$ 73,444.45**	**$ 95,663.55**	**$ 2,225,765.76**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 4 RETAIL 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[10] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 4 RETAIL PRINCIPAL ASSESSMENT: $808,218.42

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[10] 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][11]

[11] 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][12]

[12] 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 - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 4 RETAIL

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 8,478.86	$ 67,953.94	$ 4,001.92	$ 3,251.81	$ 83,686.53
2028	$ 9,173.03	$ 67,254.43	$ 3,959.53	$ 2,779.66	$ 83,166.65
2029	$ 9,966.37	$ 66,497.66	$ 3,913.66	$ 2,835.25	$ 83,212.95
2030	$ 10,809.30	$ 65,675.43	$ 3,863.83	$ 2,891.96	$ 83,240.52
2031	$ 11,701.81	$ 64,783.66	$ 3,809.78	$ 2,949.80	$ 83,245.06
2032	$ 12,693.49	$ 63,818.27	$ 3,751.27	$ 3,008.79	$ 83,271.82
2033	$ 13,734.75	$ 62,771.05	$ 3,687.81	$ 3,068.97	$ 83,262.58
2034	$ 14,924.77	$ 61,637.93	$ 3,619.13	$ 3,130.35	$ 83,312.19
2035	$ 16,164.37	$ 60,406.64	$ 3,544.51	$ 3,192.96	$ 83,308.47
2036	$ 17,552.72	$ 59,073.08	$ 3,463.69	$ 3,256.82	$ 83,346.30
2037	$ 19,040.24	$ 57,624.98	$ 3,375.92	$ 3,321.95	$ 83,363.09
2038	$ 20,626.92	$ 56,054.16	$ 3,280.72	$ 3,388.39	$ 83,350.20
2039	$ 22,411.95	$ 54,352.44	$ 3,177.59	$ 3,456.16	$ 83,398.13
2040	$ 24,345.72	$ 52,503.46	$ 3,065.53	$ 3,525.28	$ 83,439.98
2041	$ 26,428.25	$ 50,494.93	$ 2,943.80	$ 3,595.79	$ 83,462.77
2042	$ 28,659.52	$ 48,314.60	$ 2,811.66	$ 3,667.70	$ 83,453.49
2043	$ 31,138.72	$ 45,950.19	$ 2,668.36	$ 3,741.06	$ 83,498.33
2044	$ 33,816.26	$ 43,381.25	$ 2,512.67	$ 3,815.88	$ 83,526.05
2045	$ 36,791.29	$ 40,506.87	$ 2,343.59	$ 3,892.20	$ 83,533.94
2046	$ 40,063.83	$ 37,379.61	$ 2,159.63	$ 3,970.04	$ 83,573.11
2047	$ 43,584.29	$ 33,974.18	$ 1,959.31	$ 4,049.44	$ 83,567.22
2048	$ 47,451.84	$ 30,269.52	$ 1,741.39	$ 4,130.43	$ 83,593.17
2049	$ 51,666.48	$ 26,236.11	$ 1,504.13	$ 4,213.04	$ 83,619.75
2050	$ 56,277.79	$ 21,844.46	$ 1,245.80	$ 4,297.30	$ 83,665.34
2051	$ 61,285.76	$ 17,060.85	$ 964.41	$ 4,383.24	$ 83,694.26
2052	$ 66,740.00	$ 11,851.56	$ 657.98	$ 4,470.91	$ 83,720.44
2053	$ 72,690.07	$ 6,178.66	$ 324.28	$ 4,560.33	$ 83,753.34
Total	**$ 808,218.42**	**$ 1,273,849.91**	**$ 74,351.88**	**$ 96,845.50**	**$ 2,253,265.70**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 5 OFFICE 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[13] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 5 OFFICE PRINCIPAL ASSESSMENT: $1,817,032.12

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[13] 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][14]

[14] 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][15]

[15] 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 - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 5 OFFICE

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 19,062.12	$ 152,773.66	$ 8,997.10	$ 7,310.71	$ 188,143.58
2028	$ 20,622.76	$ 151,201.04	$ 8,901.79	$ 6,249.22	$ 186,974.80
2029	$ 22,406.35	$ 149,499.66	$ 8,798.67	$ 6,374.20	$ 187,078.88
2030	$ 24,301.41	$ 147,651.14	$ 8,686.64	$ 6,501.69	$ 187,140.87
2031	$ 26,307.95	$ 145,646.27	$ 8,565.13	$ 6,631.72	$ 187,151.07
2032	$ 28,537.44	$ 143,475.87	$ 8,433.59	$ 6,764.35	$ 187,211.25
2033	$ 30,878.40	$ 141,121.53	$ 8,290.91	$ 6,899.64	$ 187,190.47
2034	$ 33,553.78	$ 138,574.06	$ 8,136.51	$ 7,037.63	$ 187,301.99
2035	$ 36,340.64	$ 135,805.87	$ 7,968.74	$ 7,178.39	$ 187,293.65
2036	$ 39,461.92	$ 132,807.77	$ 7,787.04	$ 7,321.95	$ 187,378.69
2037	$ 42,806.16	$ 129,552.16	$ 7,589.73	$ 7,468.39	$ 187,416.44
2038	$ 46,373.34	$ 126,020.65	$ 7,375.70	$ 7,617.76	$ 187,387.45
2039	$ 50,386.41	$ 122,194.85	$ 7,143.83	$ 7,770.12	$ 187,495.22
2040	$ 54,733.91	$ 118,037.97	$ 6,891.90	$ 7,925.52	$ 187,589.31
2041	$ 59,415.84	$ 113,522.43	$ 6,618.23	$ 8,084.03	$ 187,640.52
2042	$ 64,432.18	$ 108,620.62	$ 6,321.15	$ 8,245.71	$ 187,619.66
2043	$ 70,005.90	$ 103,304.96	$ 5,998.99	$ 8,410.62	$ 187,720.48
2044	$ 76,025.52	$ 97,529.48	$ 5,648.96	$ 8,578.84	$ 187,782.79
2045	$ 82,713.98	$ 91,067.31	$ 5,268.84	$ 8,750.41	$ 187,800.53
2046	$ 90,071.29	$ 84,036.62	$ 4,855.27	$ 8,925.42	$ 187,888.59
2047	$ 97,985.97	$ 76,380.56	$ 4,404.91	$ 9,103.93	$ 187,875.37
2048	$ 106,680.97	$ 68,051.75	$ 3,914.98	$ 9,286.01	$ 187,933.71
2049	$ 116,156.29	$ 58,983.87	$ 3,381.57	$ 9,471.73	$ 187,993.46
2050	$ 126,523.40	$ 49,110.59	$ 2,800.79	$ 9,661.16	$ 188,095.95
2051	$ 137,782.31	$ 38,356.10	$ 2,168.18	$ 9,854.39	$ 188,160.97
2052	$ 150,044.49	$ 26,644.60	$ 1,479.26	$ 10,051.47	$ 188,219.83
2053	$ 163,421.42	$ 13,890.82	$ 729.04	$ 10,252.50	$ 188,293.78
Total	**$ 1,817,032.12**	**$ 2,863,862.22**	**$ 167,157.48**	**$ 217,727.50**	**$ 5,065,779.32**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 6 OFFICE 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[16] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 6 OFFICE PRINCIPAL ASSESSMENT: $1,595,442.83

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[16] 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][17]

[17] 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][18]

[18] 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 - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 6 OFFICE

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 16,737.47	$ 134,142.73	$ 7,899.89	$ 6,419.16	$ 165,199.24
2028	$ 18,107.79	$ 132,761.89	$ 7,816.20	$ 5,487.12	$ 164,172.99
2029	$ 19,673.87	$ 131,268.00	$ 7,725.66	$ 5,596.86	$ 164,264.38
2030	$ 21,337.82	$ 129,644.90	$ 7,627.29	$ 5,708.80	$ 164,318.82
2031	$ 23,099.66	$ 127,884.53	$ 7,520.60	$ 5,822.97	$ 164,327.77
2032	$ 25,057.26	$ 125,978.81	$ 7,405.11	$ 5,939.43	$ 164,380.61
2033	$ 27,112.74	$ 123,911.58	$ 7,279.82	$ 6,058.22	$ 164,362.37
2034	$ 29,461.86	$ 121,674.78	$ 7,144.26	$ 6,179.39	$ 164,460.28
2035	$ 31,908.86	$ 119,244.18	$ 6,996.95	$ 6,302.97	$ 164,452.96
2036	$ 34,649.49	$ 116,611.70	$ 6,837.40	$ 6,429.03	$ 164,527.63
2037	$ 37,585.89	$ 113,753.12	$ 6,664.15	$ 6,557.61	$ 164,560.78
2038	$ 40,718.05	$ 110,652.28	$ 6,476.23	$ 6,688.77	$ 164,535.32
2039	$ 44,241.73	$ 107,293.04	$ 6,272.64	$ 6,822.54	$ 164,629.94
2040	$ 48,059.04	$ 103,643.10	$ 6,051.43	$ 6,958.99	$ 164,712.56
2041	$ 52,170.00	$ 99,678.23	$ 5,811.13	$ 7,098.17	$ 164,757.53
2042	$ 56,574.60	$ 95,374.20	$ 5,550.28	$ 7,240.13	$ 164,739.22
2043	$ 61,468.60	$ 90,706.80	$ 5,267.41	$ 7,384.94	$ 164,827.74
2044	$ 66,754.11	$ 85,635.64	$ 4,960.07	$ 7,532.64	$ 164,882.45
2045	$ 72,626.91	$ 79,961.54	$ 4,626.29	$ 7,683.29	$ 164,898.03
2046	$ 79,086.98	$ 73,788.25	$ 4,263.16	$ 7,836.95	$ 164,975.35
2047	$ 86,036.46	$ 67,065.86	$ 3,867.73	$ 7,993.69	$ 164,963.74
2048	$ 93,671.09	$ 59,752.76	$ 3,437.54	$ 8,153.57	$ 165,014.96
2049	$ 101,990.89	$ 51,790.72	$ 2,969.19	$ 8,316.64	$ 165,067.43
2050	$ 111,093.72	$ 43,121.49	$ 2,459.23	$ 8,482.97	$ 165,157.42
2051	$ 120,979.59	$ 33,678.53	$ 1,903.76	$ 8,652.63	$ 165,214.51
2052	$ 131,746.38	$ 23,395.26	$ 1,298.87	$ 8,825.68	$ 165,266.19
2053	$ 143,491.98	$ 12,196.82	$ 640.13	$ 9,002.20	$ 165,331.13
Total	**$ 1,595,442.83**	**$ 2,514,610.73**	**$ 146,772.42**	**$ 191,175.37**	**$ 4,448,001.36**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 7 OFFICE 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[19] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 7 OFFICE PRINCIPAL ASSESSMENT: $349,003.12

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[19] 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][20]

[20] 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][21]

[21] 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 - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 7 OFFICE

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 3,661.32	$ 29,343.72	$ 1,728.10	$ 1,404.19	$ 36,137.33
2028	$ 3,961.08	$ 29,041.66	$ 1,709.79	$ 1,200.31	$ 35,912.84
2029	$ 4,303.66	$ 28,714.87	$ 1,689.99	$ 1,224.31	$ 35,932.83
2030	$ 4,667.65	$ 28,359.82	$ 1,668.47	$ 1,248.80	$ 35,944.74
2031	$ 5,053.05	$ 27,974.74	$ 1,645.13	$ 1,273.78	$ 35,946.70
2032	$ 5,481.28	$ 27,557.86	$ 1,619.87	$ 1,299.25	$ 35,958.26
2033	$ 5,930.91	$ 27,105.66	$ 1,592.46	$ 1,325.24	$ 35,954.27
2034	$ 6,444.78	$ 26,616.36	$ 1,562.81	$ 1,351.74	$ 35,975.69
2035	$ 6,980.06	$ 26,084.66	$ 1,530.58	$ 1,378.78	$ 35,974.08
2036	$ 7,579.58	$ 25,508.81	$ 1,495.68	$ 1,406.35	$ 35,990.42
2037	$ 8,221.91	$ 24,883.49	$ 1,457.78	$ 1,434.48	$ 35,997.67
2038	$ 8,907.07	$ 24,205.19	$ 1,416.67	$ 1,463.17	$ 35,992.10
2039	$ 9,677.88	$ 23,470.35	$ 1,372.14	$ 1,492.43	$ 36,012.80
2040	$ 10,512.92	$ 22,671.93	$ 1,323.75	$ 1,522.28	$ 36,030.87
2041	$ 11,412.19	$ 21,804.61	$ 1,271.18	$ 1,552.73	$ 36,040.71
2042	$ 12,375.69	$ 20,863.11	$ 1,214.12	$ 1,583.78	$ 36,036.70
2043	$ 13,446.26	$ 19,842.11	$ 1,152.25	$ 1,615.46	$ 36,056.07
2044	$ 14,602.46	$ 18,732.80	$ 1,085.01	$ 1,647.76	$ 36,068.04
2045	$ 15,887.14	$ 17,491.59	$ 1,012.00	$ 1,680.72	$ 36,071.44
2046	$ 17,300.28	$ 16,141.18	$ 932.57	$ 1,714.33	$ 36,088.36
2047	$ 18,820.48	$ 14,670.66	$ 846.06	$ 1,748.62	$ 36,085.82
2048	$ 20,490.55	$ 13,070.92	$ 751.96	$ 1,783.59	$ 36,097.02
2049	$ 22,310.51	$ 11,329.22	$ 649.51	$ 1,819.26	$ 36,108.50
2050	$ 24,301.75	$ 9,432.83	$ 537.96	$ 1,855.65	$ 36,128.18
2051	$ 26,464.29	$ 7,367.18	$ 416.45	$ 1,892.76	$ 36,140.67
2052	$ 28,819.52	$ 5,117.71	$ 284.13	$ 1,930.62	$ 36,151.98
2053	$ 31,388.87	$ 2,668.05	$ 140.03	$ 1,969.23	$ 36,166.18
Total	**$ 349,003.12**	**$ 550,071.10**	**$ 32,106.47**	**$ 41,819.61**	**$ 973,000.30**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 1 MULTI-FAMILY 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[22] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 1 MULTI-FAMILY PRINCIPAL ASSESSMENT: $2,492,879.43

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[22] 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][23]

[23] 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][24]

[24] 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 - MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 1 MULTI-FAMILY

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 26,152.29	$ 209,598.01	$ 12,343.58	$ 10,029.93	$ 258,123.82
2028	$ 28,293.42	$ 207,440.45	$ 12,212.82	$ 8,573.62	$ 256,520.30
2029	$ 30,740.42	$ 205,106.24	$ 12,071.35	$ 8,745.09	$ 256,663.10
2030	$ 33,340.35	$ 202,570.16	$ 11,917.65	$ 8,920.00	$ 256,748.15
2031	$ 36,093.22	$ 199,819.58	$ 11,750.94	$ 9,098.40	$ 256,762.14
2032	$ 39,151.97	$ 196,841.89	$ 11,570.48	$ 9,280.36	$ 256,844.70
2033	$ 42,363.66	$ 193,611.85	$ 11,374.72	$ 9,465.97	$ 256,816.20
2034	$ 46,034.15	$ 190,116.85	$ 11,162.90	$ 9,655.29	$ 256,969.19
2035	$ 49,857.59	$ 186,319.03	$ 10,932.73	$ 9,848.40	$ 256,957.75
2036	$ 54,139.84	$ 182,205.78	$ 10,683.44	$ 10,045.36	$ 257,074.42
2037	$ 58,727.96	$ 177,739.24	$ 10,412.74	$ 10,246.27	$ 257,126.21
2038	$ 63,621.95	$ 172,894.19	$ 10,119.10	$ 10,451.20	$ 257,086.44
2039	$ 69,127.70	$ 167,645.38	$ 9,800.99	$ 10,660.22	$ 257,234.29
2040	$ 75,092.26	$ 161,942.34	$ 9,455.35	$ 10,873.42	$ 257,363.38
2041	$ 81,515.63	$ 155,747.23	$ 9,079.89	$ 11,090.89	$ 257,433.64
2042	$ 88,397.81	$ 149,022.19	$ 8,672.31	$ 11,312.71	$ 257,405.03
2043	$ 96,044.68	$ 141,729.37	$ 8,230.33	$ 11,538.96	$ 257,543.34
2044	$ 104,303.30	$ 133,805.69	$ 7,750.10	$ 11,769.74	$ 257,628.83
2045	$ 113,479.54	$ 124,939.91	$ 7,228.59	$ 12,005.14	$ 257,653.17
2046	$ 123,573.41	$ 115,294.14	$ 6,661.19	$ 12,245.24	$ 257,773.98
2047	$ 134,431.96	$ 104,790.40	$ 6,043.32	$ 12,490.15	$ 257,755.84
2048	$ 146,361.08	$ 93,363.69	$ 5,371.16	$ 12,739.95	$ 257,835.88
2049	$ 159,360.76	$ 80,923.00	$ 4,639.36	$ 12,994.75	$ 257,917.86
2050	$ 173,583.94	$ 67,377.33	$ 3,842.55	$ 13,254.64	$ 258,058.46
2051	$ 189,030.61	$ 52,622.70	$ 2,974.63	$ 13,519.74	$ 258,147.68
2052	$ 205,853.72	$ 36,555.09	$ 2,029.48	$ 13,790.13	$ 258,228.43
2053	$ 224,206.21	$ 19,057.53	$ 1,000.21	$ 14,065.93	$ 258,329.88
Total	**$ 2,492,879.43**	**$ 3,929,079.27**	**$ 229,331.91**	**$ 298,711.52**	**$ 6,950,002.12**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 2 OFFICE 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[25] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 2 OFFICE PRINCIPAL ASSESSMENT: $553,973.21

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[25] 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][26]

[26] 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][27]

[27] 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 - MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 2 OFFICE

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 5,811.62	$ 46,577.34	$ 2,743.02	$ 2,228.87	$ 57,360.85
2028	$ 6,287.43	$ 46,097.88	$ 2,713.96	$ 1,905.25	$ 57,004.51
2029	$ 6,831.20	$ 45,579.17	$ 2,682.52	$ 1,943.35	$ 57,036.24
2030	$ 7,408.97	$ 45,015.59	$ 2,648.37	$ 1,982.22	$ 57,055.14
2031	$ 8,020.72	$ 44,404.35	$ 2,611.32	$ 2,021.87	$ 57,058.25
2032	$ 8,700.44	$ 43,742.64	$ 2,571.22	$ 2,062.30	$ 57,076.60
2033	$ 9,414.15	$ 43,024.86	$ 2,527.72	$ 2,103.55	$ 57,070.27
2034	$ 10,229.81	$ 42,248.19	$ 2,480.64	$ 2,145.62	$ 57,104.27
2035	$ 11,079.46	$ 41,404.23	$ 2,429.50	$ 2,188.53	$ 57,101.72
2036	$ 12,031.07	$ 40,490.17	$ 2,374.10	$ 2,232.30	$ 57,127.65
2037	$ 13,050.66	$ 39,497.61	$ 2,313.94	$ 2,276.95	$ 57,139.16
2038	$ 14,138.21	$ 38,420.93	$ 2,248.69	$ 2,322.49	$ 57,130.32
2039	$ 15,361.71	$ 37,254.53	$ 2,178.00	$ 2,368.94	$ 57,163.18
2040	$ 16,687.17	$ 35,987.19	$ 2,101.19	$ 2,416.32	$ 57,191.86
2041	$ 18,114.58	$ 34,610.50	$ 2,017.75	$ 2,464.64	$ 57,207.48
2042	$ 19,643.96	$ 33,116.04	$ 1,927.18	$ 2,513.94	$ 57,201.12
2043	$ 21,343.26	$ 31,495.42	$ 1,828.96	$ 2,564.21	$ 57,231.85
2044	$ 23,178.51	$ 29,734.60	$ 1,722.24	$ 2,615.50	$ 57,250.85
2045	$ 25,217.68	$ 27,764.42	$ 1,606.35	$ 2,667.81	$ 57,256.26
2046	$ 27,460.76	$ 25,620.92	$ 1,480.26	$ 2,721.16	$ 57,283.11
2047	$ 29,873.77	$ 23,286.76	$ 1,342.96	$ 2,775.59	$ 57,279.07
2048	$ 32,524.68	$ 20,747.49	$ 1,193.59	$ 2,831.10	$ 57,296.86
2049	$ 35,413.50	$ 17,982.89	$ 1,030.97	$ 2,887.72	$ 57,315.08
2050	$ 38,574.21	$ 14,972.74	$ 853.90	$ 2,945.48	$ 57,346.32
2051	$ 42,006.80	$ 11,693.93	$ 661.03	$ 3,004.39	$ 57,366.15
2052	$ 45,745.27	$ 8,123.35	$ 451.00	$ 3,064.47	$ 57,384.10
2053	$ 49,823.60	$ 4,235.01	$ 222.27	$ 3,125.76	$ 57,406.64
Total	**$ 553,973.21**	**$ 873,128.73**	**$ 50,962.65**	**$ 66,380.34**	**$ 1,544,444.92**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 3 OFFICE 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[28] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 3 OFFICE PRINCIPAL ASSESSMENT: $553,973.21

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[28] 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][29]

[29] 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][30]

[30] 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 - MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 3 OFFICE

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 5,811.62	$ 46,577.34	$ 2,743.02	$ 2,228.87	$ 57,360.85
2028	$ 6,287.43	$ 46,097.88	$ 2,713.96	$ 1,905.25	$ 57,004.51
2029	$ 6,831.20	$ 45,579.17	$ 2,682.52	$ 1,943.35	$ 57,036.24
2030	$ 7,408.97	$ 45,015.59	$ 2,648.37	$ 1,982.22	$ 57,055.14
2031	$ 8,020.72	$ 44,404.35	$ 2,611.32	$ 2,021.87	$ 57,058.25
2032	$ 8,700.44	$ 43,742.64	$ 2,571.22	$ 2,062.30	$ 57,076.60
2033	$ 9,414.15	$ 43,024.86	$ 2,527.72	$ 2,103.55	$ 57,070.27
2034	$ 10,229.81	$ 42,248.19	$ 2,480.64	$ 2,145.62	$ 57,104.27
2035	$ 11,079.46	$ 41,404.23	$ 2,429.50	$ 2,188.53	$ 57,101.72
2036	$ 12,031.07	$ 40,490.17	$ 2,374.10	$ 2,232.30	$ 57,127.65
2037	$ 13,050.66	$ 39,497.61	$ 2,313.94	$ 2,276.95	$ 57,139.16
2038	$ 14,138.21	$ 38,420.93	$ 2,248.69	$ 2,322.49	$ 57,130.32
2039	$ 15,361.71	$ 37,254.53	$ 2,178.00	$ 2,368.94	$ 57,163.18
2040	$ 16,687.17	$ 35,987.19	$ 2,101.19	$ 2,416.32	$ 57,191.86
2041	$ 18,114.58	$ 34,610.50	$ 2,017.75	$ 2,464.64	$ 57,207.48
2042	$ 19,643.96	$ 33,116.04	$ 1,927.18	$ 2,513.94	$ 57,201.12
2043	$ 21,343.26	$ 31,495.42	$ 1,828.96	$ 2,564.21	$ 57,231.85
2044	$ 23,178.51	$ 29,734.60	$ 1,722.24	$ 2,615.50	$ 57,250.85
2045	$ 25,217.68	$ 27,764.42	$ 1,606.35	$ 2,667.81	$ 57,256.26
2046	$ 27,460.76	$ 25,620.92	$ 1,480.26	$ 2,721.16	$ 57,283.11
2047	$ 29,873.77	$ 23,286.76	$ 1,342.96	$ 2,775.59	$ 57,279.07
2048	$ 32,524.68	$ 20,747.49	$ 1,193.59	$ 2,831.10	$ 57,296.86
2049	$ 35,413.50	$ 17,982.89	$ 1,030.97	$ 2,887.72	$ 57,315.08
2050	$ 38,574.21	$ 14,972.74	$ 853.90	$ 2,945.48	$ 57,346.32
2051	$ 42,006.80	$ 11,693.93	$ 661.03	$ 3,004.39	$ 57,366.15
2052	$ 45,745.27	$ 8,123.35	$ 451.00	$ 3,064.47	$ 57,384.10
2053	$ 49,823.60	$ 4,235.01	$ 222.27	$ 3,125.76	$ 57,406.64
Total	**$ 553,973.21**	**$ 873,128.73**	**$ 50,962.65**	**$ 66,380.34**	**$ 1,544,444.92**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 4 RETAIL 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[31] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 4 RETAIL PRINCIPAL ASSESSMENT: $83,570.82

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[31] 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][32]

[32] 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][33]

[33] 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 - MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 4 RETAIL

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 876.72	$ 7,026.52	$ 413.80	$ 336.24	$ 8,653.29
2028	$ 948.50	$ 6,954.19	$ 409.42	$ 287.42	$ 8,599.54
2029	$ 1,030.54	$ 6,875.94	$ 404.68	$ 293.17	$ 8,604.32
2030	$ 1,117.70	$ 6,790.92	$ 399.52	$ 299.03	$ 8,607.18
2031	$ 1,209.98	$ 6,698.71	$ 393.94	$ 305.01	$ 8,607.65
2032	$ 1,312.52	$ 6,598.89	$ 387.89	$ 311.11	$ 8,610.41
2033	$ 1,420.19	$ 6,490.61	$ 381.32	$ 317.34	$ 8,609.46
2034	$ 1,543.24	$ 6,373.44	$ 374.22	$ 323.68	$ 8,614.59
2035	$ 1,671.42	$ 6,246.12	$ 366.51	$ 330.16	$ 8,614.20
2036	$ 1,814.97	$ 6,108.23	$ 358.15	$ 336.76	$ 8,618.11
2037	$ 1,968.78	$ 5,958.50	$ 349.07	$ 343.49	$ 8,619.85
2038	$ 2,132.85	$ 5,796.07	$ 339.23	$ 350.36	$ 8,618.52
2039	$ 2,317.42	$ 5,620.11	$ 328.57	$ 357.37	$ 8,623.47
2040	$ 2,517.38	$ 5,428.92	$ 316.98	$ 364.52	$ 8,627.80
2041	$ 2,732.71	$ 5,221.24	$ 304.39	$ 371.81	$ 8,630.16
2042	$ 2,963.43	$ 4,995.79	$ 290.73	$ 379.25	$ 8,629.20
2043	$ 3,219.78	$ 4,751.31	$ 275.91	$ 386.83	$ 8,633.83
2044	$ 3,496.64	$ 4,485.68	$ 259.81	$ 394.57	$ 8,636.70
2045	$ 3,804.27	$ 4,188.46	$ 242.33	$ 402.46	$ 8,637.52
2046	$ 4,142.65	$ 3,865.10	$ 223.31	$ 410.51	$ 8,641.57
2047	$ 4,506.67	$ 3,512.97	$ 202.60	$ 418.72	$ 8,640.96
2048	$ 4,906.58	$ 3,129.91	$ 180.06	$ 427.09	$ 8,643.64
2049	$ 5,342.38	$ 2,712.85	$ 155.53	$ 435.63	$ 8,646.39
2050	$ 5,819.19	$ 2,258.74	$ 128.82	$ 444.35	$ 8,651.10
2051	$ 6,337.03	$ 1,764.11	$ 99.72	$ 453.23	$ 8,654.09
2052	$ 6,901.00	$ 1,225.47	$ 68.04	$ 462.30	$ 8,656.80
2053	$ 7,516.25	$ 638.88	$ 33.53	$ 471.54	$ 8,660.20
Total	**$ 83,570.82**	**$ 131,717.70**	**$ 7,688.08**	**$ 10,013.95**	**$ 232,990.55**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 1 & 2 TOWNHOMES 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[34] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 1 & 2 TOWNHOMES
PRINCIPAL ASSESSMENT: $1,131,688.12

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[34] 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][35]

[35] 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][36]

[36] 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 - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 1 & 2 TOWNHOMES

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 11,872.31	$ 95,150.84	$ 5,603.59	$ 4,553.27	$ 117,180.02
2028	$ 12,844.31	$ 94,171.38	$ 5,544.23	$ 3,892.15	$ 116,452.07
2029	$ 13,955.17	$ 93,111.72	$ 5,480.01	$ 3,969.99	$ 116,516.90
2030	$ 15,135.46	$ 91,960.42	$ 5,410.23	$ 4,049.39	$ 116,555.51
2031	$ 16,385.18	$ 90,711.75	$ 5,334.56	$ 4,130.38	$ 116,561.86
2032	$ 17,773.75	$ 89,359.97	$ 5,252.63	$ 4,212.99	$ 116,599.34
2033	$ 19,231.76	$ 87,893.63	$ 5,163.76	$ 4,297.25	$ 116,586.40
2034	$ 20,898.04	$ 86,307.01	$ 5,067.60	$ 4,383.20	$ 116,655.86
2035	$ 22,633.76	$ 84,582.93	$ 4,963.11	$ 4,470.86	$ 116,650.66
2036	$ 24,577.77	$ 82,715.64	$ 4,849.94	$ 4,560.28	$ 116,703.63
2037	$ 26,660.63	$ 80,687.97	$ 4,727.05	$ 4,651.48	$ 116,727.14
2038	$ 28,882.35	$ 78,488.47	$ 4,593.75	$ 4,744.51	$ 116,709.08
2039	$ 31,381.78	$ 76,105.68	$ 4,449.34	$ 4,839.40	$ 116,776.20
2040	$ 34,089.50	$ 73,516.68	$ 4,292.43	$ 4,936.19	$ 116,834.80
2041	$ 37,005.51	$ 70,704.30	$ 4,121.98	$ 5,034.91	$ 116,866.70
2042	$ 40,129.80	$ 67,651.34	$ 3,936.96	$ 5,135.61	$ 116,853.71
2043	$ 43,601.24	$ 64,340.64	$ 3,736.31	$ 5,238.32	$ 116,916.50
2044	$ 47,350.39	$ 60,743.53	$ 3,518.30	$ 5,343.09	$ 116,955.31
2045	$ 51,516.11	$ 56,718.75	$ 3,281.55	$ 5,449.95	$ 116,966.36
2046	$ 56,098.41	$ 52,339.88	$ 3,023.97	$ 5,558.95	$ 117,021.21
2047	$ 61,027.84	$ 47,571.52	$ 2,743.48	$ 5,670.13	$ 117,012.97
2048	$ 66,443.28	$ 42,384.15	$ 2,438.34	$ 5,783.53	$ 117,049.30
2049	$ 72,344.73	$ 36,736.47	$ 2,106.12	$ 5,899.20	$ 117,086.52
2050	$ 78,801.60	$ 30,587.17	$ 1,744.40	$ 6,017.19	$ 117,150.35
2051	$ 85,813.90	$ 23,889.03	$ 1,350.39	$ 6,137.53	$ 117,190.85
2052	$ 93,451.06	$ 16,594.85	$ 921.32	$ 6,260.28	$ 117,227.51
2053	$ 101,782.50	$ 8,651.51	$ 454.06	$ 6,385.49	$ 117,273.57
Total	**$ 1,131,688.12**	**$ 1,783,677.25**	**$ 104,109.41**	**$ 135,605.54**	**$ 3,155,080.33**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 3 ASSISTED LIVING 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[37] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 3 ASSISTED LIVING
PRINCIPAL ASSESSMENT: $949,668.35

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[37] 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][38]

[38] 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][39]

[39] 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 - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 3 ASSISTED LIVING

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 9,962.78	$ 79,846.86	$ 4,702.31	$ 3,820.93	$ 98,332.88
2028	$ 10,778.44	$ 79,024.93	$ 4,652.50	$ 3,266.14	$ 97,722.02
2029	$ 11,710.63	$ 78,135.71	$ 4,598.61	$ 3,331.46	$ 97,776.42
2030	$ 12,701.09	$ 77,169.58	$ 4,540.06	$ 3,398.09	$ 97,808.82
2031	$ 13,749.80	$ 76,121.74	$ 4,476.55	$ 3,466.06	$ 97,814.15
2032	$ 14,915.04	$ 74,987.39	$ 4,407.80	$ 3,535.38	$ 97,845.60
2033	$ 16,138.54	$ 73,756.90	$ 4,333.23	$ 3,606.08	$ 97,834.74
2034	$ 17,536.82	$ 72,425.47	$ 4,252.53	$ 3,678.21	$ 97,893.03
2035	$ 18,993.37	$ 70,978.68	$ 4,164.85	$ 3,751.77	$ 97,888.66
2036	$ 20,624.70	$ 69,411.73	$ 4,069.88	$ 3,826.81	$ 97,933.11
2037	$ 22,372.56	$ 67,710.19	$ 3,966.76	$ 3,903.34	$ 97,952.84
2038	$ 24,236.93	$ 65,864.45	$ 3,854.90	$ 3,981.41	$ 97,937.69
2039	$ 26,334.36	$ 63,864.91	$ 3,733.71	$ 4,061.04	$ 97,994.01
2040	$ 28,606.57	$ 61,692.32	$ 3,602.04	$ 4,142.26	$ 98,043.19
2041	$ 31,053.57	$ 59,332.28	$ 3,459.01	$ 4,225.10	$ 98,069.96
2042	$ 33,675.36	$ 56,770.36	$ 3,303.74	$ 4,309.60	$ 98,059.06
2043	$ 36,588.45	$ 53,992.14	$ 3,135.36	$ 4,395.80	$ 98,111.75
2044	$ 39,734.59	$ 50,973.59	$ 2,952.42	$ 4,483.71	$ 98,144.32
2045	$ 43,230.30	$ 47,596.15	$ 2,753.75	$ 4,573.39	$ 98,153.59
2046	$ 47,075.58	$ 43,921.58	$ 2,537.60	$ 4,664.85	$ 98,199.61
2047	$ 51,212.18	$ 39,920.15	$ 2,302.22	$ 4,758.15	$ 98,192.70
2048	$ 55,756.60	$ 35,567.12	$ 2,046.16	$ 4,853.31	$ 98,223.19
2049	$ 60,708.86	$ 30,827.81	$ 1,767.37	$ 4,950.38	$ 98,254.42
2050	$ 66,127.21	$ 25,667.55	$ 1,463.83	$ 5,049.39	$ 98,307.99
2051	$ 72,011.66	$ 20,046.74	$ 1,133.19	$ 5,150.38	$ 98,341.97
2052	$ 78,420.47	$ 13,925.75	$ 773.13	$ 5,253.38	$ 98,372.74
2053	$ 85,411.89	$ 7,260.01	$ 381.03	$ 5,358.45	$ 98,411.38
Total	**$ 949,668.35**	**$ 1,496,792.10**	**$ 87,364.54**	**$ 113,794.86**	**$ 2,647,619.86**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 4 ASSISTED LIVING 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[40] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 4 ASSISTED LIVING
PRINCIPAL ASSESSMENT: $846,787.62

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[40] 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][41]

[41] 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][42]

[42] 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 - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 4 ASSISTED LIVING

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 8,883.48	$ 71,196.79	$ 4,192.90	$ 3,406.99	$ 87,680.15
2028	$ 9,610.78	$ 70,463.90	$ 4,148.48	$ 2,912.31	$ 87,135.47
2029	$ 10,441.98	$ 69,671.01	$ 4,100.43	$ 2,970.56	$ 87,183.97
2030	$ 11,325.13	$ 68,809.55	$ 4,048.22	$ 3,029.97	$ 87,212.86
2031	$ 12,260.24	$ 67,875.22	$ 3,991.59	$ 3,090.57	$ 87,217.62
2032	$ 13,299.24	$ 66,863.75	$ 3,930.29	$ 3,152.38	$ 87,245.66
2033	$ 14,390.19	$ 65,766.57	$ 3,863.79	$ 3,215.42	$ 87,235.98
2034	$ 15,637.00	$ 64,579.37	$ 3,791.84	$ 3,279.73	$ 87,287.95
2035	$ 16,935.75	$ 63,289.32	$ 3,713.66	$ 3,345.33	$ 87,284.06
2036	$ 18,390.36	$ 61,892.12	$ 3,628.98	$ 3,412.23	$ 87,323.69
2037	$ 19,948.86	$ 60,374.92	$ 3,537.03	$ 3,480.48	$ 87,341.29
2038	$ 21,611.27	$ 58,729.14	$ 3,437.28	$ 3,550.09	$ 87,327.77
2039	$ 23,481.47	$ 56,946.21	$ 3,329.23	$ 3,621.09	$ 87,378.00
2040	$ 25,507.53	$ 55,008.99	$ 3,211.82	$ 3,693.51	$ 87,421.85
2041	$ 27,689.44	$ 52,904.61	$ 3,084.28	$ 3,767.38	$ 87,445.71
2042	$ 30,027.19	$ 50,620.24	$ 2,945.83	$ 3,842.73	$ 87,435.99
2043	$ 32,624.70	$ 48,142.99	$ 2,795.70	$ 3,919.58	$ 87,482.98
2044	$ 35,430.01	$ 45,451.46	$ 2,632.57	$ 3,997.98	$ 87,512.02
2045	$ 38,547.02	$ 42,439.90	$ 2,455.42	$ 4,077.94	$ 87,520.28
2046	$ 41,975.73	$ 39,163.41	$ 2,262.69	$ 4,159.49	$ 87,561.32
2047	$ 45,664.19	$ 35,595.47	$ 2,052.81	$ 4,242.68	$ 87,555.16
2048	$ 49,716.30	$ 31,714.01	$ 1,824.49	$ 4,327.54	$ 87,582.35
2049	$ 54,132.07	$ 27,488.13	$ 1,575.91	$ 4,414.09	$ 87,610.19
2050	$ 58,963.43	$ 22,886.90	$ 1,305.25	$ 4,502.37	$ 87,657.95
2051	$ 64,210.40	$ 17,875.01	$ 1,010.43	$ 4,592.42	$ 87,688.26
2052	$ 69,924.92	$ 12,417.13	$ 689.38	$ 4,684.27	$ 87,715.69
2053	$ 76,158.94	$ 6,473.51	$ 339.75	$ 4,777.95	$ 87,750.15
Total	**$ 846,787.62**	**$ 1,334,639.62**	**$ 77,900.04**	**$ 101,467.09**	**$ 2,360,794.37**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 5 ASSISTED LIVING 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[43] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 5 ASSISTED LIVING
PRINCIPAL ASSESSMENT: $1,582,780.59

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[43] 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][44]

[44] 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][45]

[45] 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 - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 5 ASSISTED LIVING

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 16,604.63	$ 133,078.10	$ 7,837.19	$ 6,368.21	$ 163,888.14
2028	$ 17,964.07	$ 131,708.22	$ 7,754.17	$ 5,443.57	$ 162,870.03
2029	$ 19,517.72	$ 130,226.19	$ 7,664.35	$ 5,552.44	$ 162,960.70
2030	$ 21,168.48	$ 128,615.97	$ 7,566.76	$ 5,663.49	$ 163,014.70
2031	$ 22,916.33	$ 126,869.57	$ 7,460.92	$ 5,776.76	$ 163,023.58
2032	$ 24,858.39	$ 124,978.98	$ 7,346.34	$ 5,892.29	$ 163,076.00
2033	$ 26,897.56	$ 122,928.16	$ 7,222.04	$ 6,010.14	$ 163,057.90
2034	$ 29,228.03	$ 120,709.11	$ 7,087.56	$ 6,130.34	$ 163,155.04
2035	$ 31,655.61	$ 118,297.80	$ 6,941.42	$ 6,252.95	$ 163,147.77
2036	$ 34,374.50	$ 115,686.21	$ 6,783.14	$ 6,378.01	$ 163,221.85
2037	$ 37,287.59	$ 112,850.31	$ 6,611.26	$ 6,505.57	$ 163,254.74
2038	$ 40,394.89	$ 109,774.09	$ 6,424.83	$ 6,635.68	$ 163,229.49
2039	$ 43,890.60	$ 106,441.51	$ 6,222.85	$ 6,768.39	$ 163,323.36
2040	$ 47,677.62	$ 102,820.53	$ 6,003.40	$ 6,903.76	$ 163,405.32
2041	$ 51,755.95	$ 98,887.13	$ 5,765.01	$ 7,041.84	$ 163,449.93
2042	$ 56,125.59	$ 94,617.26	$ 5,506.23	$ 7,182.67	$ 163,431.76
2043	$ 60,980.75	$ 89,986.90	$ 5,225.60	$ 7,326.33	$ 163,519.58
2044	$ 66,224.32	$ 84,955.99	$ 4,920.70	$ 7,472.85	$ 163,573.86
2045	$ 72,050.50	$ 79,326.92	$ 4,589.58	$ 7,622.31	$ 163,589.32
2046	$ 78,459.31	$ 73,202.63	$ 4,229.33	$ 7,774.76	$ 163,666.02
2047	$ 85,353.63	$ 66,533.59	$ 3,837.03	$ 7,930.25	$ 163,654.50
2048	$ 92,927.67	$ 59,278.53	$ 3,410.26	$ 8,088.86	$ 163,705.32
2049	$ 101,181.43	$ 51,379.68	$ 2,945.62	$ 8,250.63	$ 163,757.37
2050	$ 110,212.02	$ 42,779.26	$ 2,439.72	$ 8,415.65	$ 163,846.64
2051	$ 120,019.44	$ 33,411.24	$ 1,888.66	$ 8,583.96	$ 163,903.29
2052	$ 130,700.78	$ 23,209.58	$ 1,288.56	$ 8,755.64	$ 163,954.56
2053	$ 142,353.15	$ 12,100.02	$ 635.05	$ 8,930.75	$ 164,018.97
Total	**$ 1,582,780.59**	**$ 2,494,653.50**	**$ 145,607.56**	**$ 189,658.10**	**$ 4,412,699.76**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

HAGGARD FARMS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA TRACT 4 PARCEL 1 TOWNHOMES 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[46] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 4 PARCEL 1 TOWNHOMES PRINCIPAL ASSESSMENT: $2,736,627.64

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Haggard Farms 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. The exact amount of each annual installment will be approved each year by the Plano 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.

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.

[46] 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][47]

[47] 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][48]

[48] 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 - MAJOR IMPROVEMENT AREA TRACT 4 PARCEL 1 TOWNHOMES

Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 28,709.41	$ 230,092.04	$ 13,550.50	$ 11,010.64	$ 283,362.59
2028	$ 31,059.88	$ 227,723.52	$ 13,406.96	$ 9,411.93	$ 281,602.29
2029	$ 33,746.14	$ 225,161.08	$ 13,251.66	$ 9,600.17	$ 281,759.05
2030	$ 36,600.30	$ 222,377.02	$ 13,082.93	$ 9,792.17	$ 281,852.41
2031	$ 39,622.34	$ 219,357.49	$ 12,899.93	$ 9,988.02	$ 281,867.77
2032	$ 42,980.16	$ 216,088.65	$ 12,701.81	$ 10,187.78	$ 281,958.41
2033	$ 46,505.88	$ 212,542.79	$ 12,486.91	$ 10,391.53	$ 281,927.11
2034	$ 50,535.27	$ 208,706.05	$ 12,254.38	$ 10,599.36	$ 282,095.07
2035	$ 54,732.55	$ 204,536.89	$ 12,001.71	$ 10,811.35	$ 282,082.50
2036	$ 59,433.51	$ 200,021.46	$ 11,728.04	$ 11,027.58	$ 282,210.59
2037	$ 64,470.25	$ 195,118.19	$ 11,430.88	$ 11,248.13	$ 282,267.44
2038	$ 69,842.77	$ 189,799.40	$ 11,108.53	$ 11,473.09	$ 282,223.78
2039	$ 75,886.85	$ 184,037.37	$ 10,759.31	$ 11,702.55	$ 282,386.09
2040	$ 82,434.61	$ 177,776.70	$ 10,379.88	$ 11,936.60	$ 282,527.80
2041	$ 89,486.04	$ 170,975.85	$ 9,967.70	$ 12,175.34	$ 282,604.93
2042	$ 97,041.15	$ 163,593.25	$ 9,520.27	$ 12,418.84	$ 282,573.52
2043	$ 105,435.72	$ 155,587.35	$ 9,035.07	$ 12,667.22	$ 282,725.36
2044	$ 114,501.84	$ 146,888.91	$ 8,507.89	$ 12,920.56	$ 282,819.21
2045	$ 124,575.32	$ 137,156.25	$ 7,935.38	$ 13,178.98	$ 282,845.93
2046	$ 135,656.14	$ 126,567.35	$ 7,312.50	$ 13,442.55	$ 282,978.55
2047	$ 147,576.42	$ 115,036.58	$ 6,634.22	$ 13,711.41	$ 282,958.63
2048	$ 160,671.94	$ 102,492.58	$ 5,896.34	$ 13,985.63	$ 283,046.50
2049	$ 174,942.70	$ 88,835.47	$ 5,092.98	$ 14,265.35	$ 283,136.49
2050	$ 190,556.59	$ 73,965.34	$ 4,218.27	$ 14,550.65	$ 283,290.85
2051	$ 207,513.61	$ 57,768.03	$ 3,265.49	$ 14,841.67	$ 283,388.78
2052	$ 225,981.64	$ 40,129.37	$ 2,227.92	$ 15,138.50	$ 283,477.43
2053	$ 246,128.60	$ 20,920.93	$ 1,098.01	$ 15,441.27	$ 283,588.81
Total	**$ 2,736,627.64**	**$ 4,313,255.91**	**$ 251,755.47**	**$ 327,918.86**	**$ 7,629,557.88**

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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