

**ORDINANCE NO. O-2025-10**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE AND 2025 ASSESSMENT ROLLS FOR THE SACSHE PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sachse, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its corporate limits, and

**WHEREAS**, on January 22, 2019, the City Council passed and adopted Resolution No. 3905 which authorized the Sachse Public Improvement District No. 1 (the "District") in accordance with the City Council's findings as to the advisability of the public improvement projects described in the Petition and as to the advisability of creating the District; and

**WHEREAS**, on October 26, 2020, the City Council approved Ordinance No. 3998, and the Service and Assessment Plan for the District, adopting an Improvement Area #1 Assessment Roll, and

**WHEREAS**, on November 14, 2022, the City Council approved Ordinance No. 4085, and the Service and Assessment Plan for the District, adopting an Improvement Area #2 Assessment Roll and an Improvement Area #3 Assessment Roll, together with the Improvement Area #1 Assessment Roll, the "Assessment Rolls", and

**WHEREAS**, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements, and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements, and

**WHEREAS**, the City Council has received the "Sachse Public Improvement District No. 1 2025 Annual Service Plan Update" (the "2025 Annual Service Plan Update") which includes the updated Assessment Rolls, and acts as the Annual Service Plan Update to the Service and Assessment Plan for 2025, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2025 Annual Service Plan Update and updated Assessment Rolls for the District as required by the Act

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:**



**SECTION 1.** The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

**SECTION 2.** Terms not otherwise defined herein are defined in the 2025 Annual Service Plan Update attached hereto as **Exhibit A**.

**SECTION 3.** The 2025 Annual Service Plan Update is hereby approved and accepted by the City Council.

**SECTION 4.** If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.


**SECTION 5.** In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2025, to be filed with the County Clerk of Dallas County to be recorded in the real property records of Dallas County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2025.

**SECTION 6.** This Ordinance shall take effect immediately from and after its final date of passage, and it is accordingly so ordered.


**PASSED AND APPROVED by the City Council of the City of Sachse, Texas, the 15<sup>th</sup> day of September 2025.**



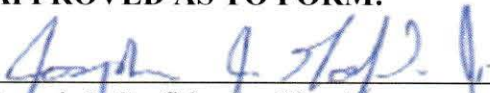
**APPROVED:**

  
Jeff Bickerstaff, Mayor

**ATTEST:**

  
Leah K Granger, City Secretary

**APPROVED AS TO FORM:**

  
Joseph J. Gorfida, Jr., City Attorney



**Exhibit A**

**2025 Annual Service Plan Update**

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SACHSE  
PUBLIC IMPROVEMENT DISTRICT NO. 1  
2025 ANNUAL SERVICE PLAN UPDATE  
SEPTEMBER 15, 2025



## INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the “A&R SAP”), unless the context in which a term is used clearly requires a different meaning.

On January 22, 2019, the City Council passed and approved Resolution No. 3905, creating the District in accordance with the PID Act to finance certain Authorized Improvements for the benefit of certain property within the District.

On October 26, 2020, the City Council approved the 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. 3998. The 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 Service and Assessment Plan.

On July 26, 2021, the City Council approved the 2021 Annual Service Plan Update for the District by Resolution No. 4021, which updated the Assessment Roll for 2021.

On November 14, 2022, the City Council approved the A&R SAP by adopting Ordinance No. 4085, which served to amend and restate the Service and Assessment Plan in its entirety for the purposes of (1) dividing the Major Improvement Area into Improvement Area #2, Improvement Area #3, Improvement Area #4, and Improvement Area #5, (2) levying the Improvement Area #2 Assessment, (3) levying the Improvement Area #3 Assessment, (4) issuing the Improvement Area #2-3 Bonds, (5) issuing the Improvement Area #1 Additional Bonds, and (6) updating the Assessment Rolls.

On August 21, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by Ordinance No. 4114, which updated the Assessment Roll for 2023.

On August 19, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by Ordinance No. O-2024-08, which updated the Assessment Roll for 2024.

The A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the



property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot with the District, based on the method of assessment identified in the A&R SAP. This 2025 Annual Service Plan Update also updates the Assessment Rolls for 2025.

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## PARCEL SUBDIVISION

### City Land

- The final plat for The Station Major Infrastructure Phase 1, consisting of 1 Lot within Dallas County, was recorded in the Official Public Records of the County on December 7, 2020. The Lot is classified as City Land and will therefore not be allocated an Assessment.

### Improvement Area #1

- The final plat for The Station Phase 1 (Block A), consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on August 6, 2020. 165 residential Lots are classified as Single Family Lot Types, 59 Lots are classified as Townhome Lots, and 9 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Retail Lot 1, Block M (Block K-1), consisting of 15,688 square feet of Commercial Lot Type 1 per the Site Plan provided by the Original Owner, was recorded in the Official Public Records of the County on August 25, 2021.
- The Final Plat for Block B, which consists of 300 Multi-Family units, was recorded in the Official Public Records of the County on November 11, 2021.

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

Improvement Area #1	
Lot Type	Number of Lots/Units/Sq Ft
Single Family	165 Lots
Townhome	59 Lots
Multi-Family	300 Units
Commercial 1	15,688 Sq Ft

### Improvement Area #2

- The final plat for The Station Phase 2, consisting of 45 residential Lots and 3 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on March 8, 2023. All 45 residential Lots are classified as Single Family Lot Types, and 3 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Single Family Phase 2A consisting of 4 residential Lots and 1 non-benefitted Lot within Dallas County, was recorded in the Official Public Records of the County on June 12, 2023. All 4 residential Lots are classified as Single Family Lot Types and 1 Lot is classified as Non-Benefitted Property.

See the completed Lot Type classification summary within Improvement Area #2 below:



Improvement Area #2	
Lot Type	Number of Lots
Single Family	49

### **Improvement Area #3**

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, and the final plat was filed for record with the County on May 8, 2023. Block K-2(A) consists of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.
- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the City on December 14, 2021, and the final plat was filed for record with the County on January 24, 2024. Block D consists of 297 Multi-Family units.
- The site plan for Anberlin Senior Living (Block F) was submitted to the City on April 14, 2021, and the final plat for the block was filed for record with the County on April 13, 2023. Block F consists of 193 Multi-Family units.
- The site plan for TRHS MOB One Block B, Lot 3 (Block L3) was submitted to the city originally on December 16, 2020, and resubmitted on February 23, 2021, consisting of 66,600 square feet of Commercial Lot Type 2.
- The master site plan – West Tract for Trinity Regional Hospital Sachse Medical Office Building 1 was submitted to the City on October 28, 2020, consisting of one building containing 66,600 square feet of Commercial Lot Type 2 (which is the same building as in the site plan for TRHS MOB One Block B, Lot 3), and an additional building containing an additional 20,000 square feet of Commercial Lot Type 2 on Block L2, for a total of 86,600 square feet of Commercial Lot Type 2.
- The preliminary site plan for 3810 Miles Rd (Block H1 partial) was submitted to the City on May 12, 2023, consisting of 4,550 square feet of Commercial Lot Type 2.

See the anticipated Lot Type classification summary within Improvement Area #3 below:

Improvement Area #3	
Lot Type	Number of Units/Sq Ft
Multi-Family	490 Units
Commercial 2	206,597 Sq Ft
Commercial 3	24,000 Sq Ft

### **Improvement Area #4**

- The conceptual site plan for Block I was submitted to the City in March of 2022 and consists of 103,680 square feet of Commercial Lot Type 3.



See the anticipated Lot Type classification summary within Improvement Area #4 below:

Improvement Area #4	
Lot Type	Number of Sq Ft
Commercial 3	103,680

#### **Improvement Area #5**

- The final site plan for Project Apollo (Block J) was approved by the City in May of 2022 and consists of 218,792 square feet of Commercial Lot Type 3.

See the completed Lot Type classification summary within Improvement Area #5 below:

Improvement Area #5	
Lot Type	Number of Sq Ft
Commercial 3	218,792

## **LOT AND HOME SALES**

#### **Improvement Area #1**

All Lots have completed homes, and all Lots have been sold to end-users.

#### **Improvement Area #2**

Per the Quarterly Report dated March 31, 2025, all Lots have completed homes, and all Lots have been sold to end-users

#### **Improvement Area #3**

Per the Dallas County Appraisal District, the lot ownership composition is provided below:

- Owner Owned:
  - Multi-Family Lot Type: 8.1 Acres
  - Commercial 2 Lot Type: 24.5 Acres
- End-User Owned:
  - Multi-Family Lot Type: 5.8 Acres
  - Commercial 2 Lot Type: 10 Acres

#### **Improvement Area #4**

Per the MIA Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- Owner Owned:
  - Commercial 3 Lot Type: 0 Acres



- End-User Owned:
  - Commercial 3 Lot Type: 8.742 Acres

#### **Improvement Area #5**

Per the MIA Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- Owner Owned:
  - Commercial 3 Lot Type: 0 Acres
- End-User Owned:
  - Commercial 3 Lot Type: 11.266 Acres

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

### **AUTHORIZED IMPROVEMENTS**

#### **Improvement Area #1**

The budget for the Authorized Improvements remains at \$11,173,546, as shown in the Amended and Restated Service and Assessment Plan. The Improvement Area #1 Improvements have completed construction and Improvement Area #1's share of the Major Improvements have completed construction.



Authorized Improvement Budget						
Authorized Improvements	Original Budget <sup>[a]</sup>	Revised Budget <sup>[b]</sup>	Spent to Date <sup>[c]</sup>	Percent of Budget Spent	Completion Date	
<i>Improvement Area #1 Improvements</i>						
Public Parking and In-Tract						
Improvements/Public Parking Area	\$ 496,770	\$ 496,770	\$ 356,703	71.80%	8/20/2021	
Phase 1 SF/East Tract	5,146,352	5,146,352	5,146,352	100.00%	8/6/2020	
Soft Costs	800,721	800,721	800,721	100.00%	N/A	
	<b>\$ 6,443,843</b>	<b>\$ 6,443,843</b>	<b>\$ 6,303,776</b>	<b>97.83%</b>		
<i>Major Improvements</i>						
Station Blvd/Bunker Hill Road	\$ 1,951,801	\$ 1,951,801	\$ 1,948,445	99.83%	3/7/2022	
Hudson Road	227,354	232,640	227,354	97.73%	8/6/2020	
Merritt Road	108,302	143,128	108,302	75.67%	8/6/2020	
Commons Parkway/Street A	229,082	231,969	229,082	98.76%	11/17/2020	
Heritage Park Improvements	929,864	1,381,391	1,381,391	100.00%	6/30/2024	
Regional Detention <sup>3</sup>	362,758	192,581	192,581	100.00%	6/30/2024	
Master Water Line Extension	74,590	58,106	15,483	26.65%	3/7/2022	
Master Sewer Main Extension - Line A	86,384	50,904	-	0.00%	3/7/2022	
Master Sewer Main Extension - Line B	3,374	9,290	-	0.00%	8/6/2020	
Master Entry Monumentation/Artwork (TBD)	121,083	124,043	121,083	97.61%	3/7/2022	
Public Collector Road B/Street B	174,208	141,380	141,380	100.00%	3/7/2022	
Soft Costs	403,500	212,472	198,380	93.37%	N/A	
	<b>\$ 4,672,299</b>	<b>\$ 4,729,704</b>	<b>\$ 4,563,480</b>	<b>96.49%</b>		
<b>Total</b>	<b>\$ 11,116,141</b>	<b>\$ 11,173,546</b>	<b>\$ 10,867,256</b>	<b>97.26%</b>		

**Footnotes:**

[a] As shown in the Service and Assessment Plan.

[b] As shown in the Amended and Restated Service and Assessment Plan.

[c] Per the Developer's Draw #30 executed 3/31/2025.

## Major Improvement Area

The budget for the Authorized Improvements remains at \$6,806,159, as shown in the Amended and Restated Service and Assessment Plan. The Major Improvements allocated to the Major Improvement Area have completed construction.



Authorized Improvement Budget						
Authorized Improvements	Original Budget <sup>[a]</sup>	Revised Budget <sup>[b]</sup>	Spent to Date <sup>[c]</sup>	Percent of Budget Spent	Completion Date	
<i>Major Improvements</i>						
Station Blvd/Bunker Hill Road	\$ 2,808,689	\$ 2,808,689	\$ 2,803,860	99.83%	3/7/2022	
Hudson Road	327,168	334,774	327,168	97.73%	8/6/2020	
Merritt Road	155,850	205,964	155,850	75.67%	8/6/2020	
Commons Parkway/Street A	329,654	333,809	329,654	98.76%	11/17/2020	
Heritage Park Improvements	1,338,096	1,987,855	1,987,855	100.00%	9/30/2024	
Regional Detention	522,017	277,128	277,128	100.00%	11/7/2023	
Master Water Line Extension	107,337	83,616	22,280	26.65%	3/7/2022	
Master Sewer Main Extension - Line A	124,308	73,253	-	0.00%	3/7/2022	
Master Sewer Main Extension - Line B	4,855	13,368	-	0.00%	8/6/2020	
Master Entry Monumentation/Artwork (TBD)	174,242	178,501	174,242	97.61%	3/7/2022	
Public Collector Road B/Street B	250,689	203,449	203,449	100.00%	3/7/2022	
Soft Costs	580,646	305,752	313,788	102.63%	N/A	
	<b>\$ 6,723,552</b>	<b>\$ 6,806,159</b>	<b>\$ 6,595,274</b>	<b>96.90%</b>		

**Footnotes:**

[a] As shown in the Service and Assessment Plan.

[b] As shown in the Amended and Restated Service and Assessment Plan.

[c] Per the Developer's Quarterly Report dated 3/31/2025.

## Improvement Area #2

The budget for the Authorized Improvements remains at \$1,362,471, as shown in the Amended and Restated Service and Assessment Plan. The Improvement Area #2 Improvements are complete and were accepted by the City on March 6, 2023.

Authorized Improvement Budget				
Authorized Improvements	Budget <sup>[a]</sup>	Spent to Date <sup>[b]</sup>	Percent of Budget Spent	Completion Date
<i>Improvement Area #2 Improvements</i>				
Street	\$ 669,060	\$ 462,484	69.12%	3/6/2023
Water	138,781	123,079	88.69%	3/6/2023
Sewer	146,210	129,633	88.66%	3/6/2023
Drainage	69,409	69,409	100.00%	3/6/2023
Miscellaneous	167,494	81,279	48.53%	3/6/2023
Soft Costs	171,517	150,639	87.83%	3/6/2023
	<b>\$ 1,362,471</b>	<b>\$ 1,016,523</b>	<b>74.61%</b>	

**Footnotes:**

[a] As shown in the Amended and Restated Service and Assessment Plan.

[b] Per the Developer's Quarterly Report dated 3/31/2025.

## Improvement Area #3

The budget for the Authorized Improvements remains at \$6,101,834, as shown in the Amended and Restated Service and Assessment Plan. The Improvement Area #3 Improvements are expected to be completed on December 31, 2026.



Authorized Improvement Budget				
Authorized Improvements	Budget <sup>[a]</sup>	Spent to Date <sup>[b]</sup>	Percent of Budget Spent	Forecast Completion Date
<i>Improvement Area #3 Improvements</i>				
Street	\$ 2,602,845	\$ 1,892,148	72.70%	12/31/2025
Water	442,665	287,988	65.06%	12/31/2025
Sewer	377,907	269,025	71.19%	12/31/2025
Drainage	682,354	637,038	93.36%	12/31/2025
Miscellaneous	1,110,824	523,045	47.09%	12/31/2025
Soft Costs	885,239	618,293	69.84%	12/31/2025
	<b>\$ 6,101,834</b>	<b>\$ 4,227,537</b>	<b>69.28%</b>	

**Footnotes:**

[a] As shown in the Amended and Restated Service and Assessment Plan.

[b] Per the Developer's Quarterly Report dated 3/31/2025.

## OUTSTANDING ASSESSMENT

### Improvement Area #1

Net of the principal bond payment due September 15, Improvement Area #1 has a total outstanding Assessment of \$10,457,000, of which \$6,125,000.00 is attributable to the Improvement Area #1 Initial Bonds, and \$4,332,000.00 is attributable to the Improvement Area #1 Additional Bonds.

### Improvement Area #2

Net of the principal bond payment due September 15, Improvement Area #2 has an outstanding Assessment of \$1,076,000.00 attributable to the Improvement Area #2-3 Bonds.

### Improvement Area #3

Net of the principal bond payment due September 15, Improvement Area #3 has an outstanding Assessment of \$5,929,000.00 attributable to the Improvement Area #2-3 Bonds.

### Major Improvement Area

Net of the principal bond payment due September 15, the Major Improvement Area has an outstanding Assessment of \$7,970,000.00 of which \$773,857.33 is allocable to Improvement Area #2, \$5,359,112.26 is allocable to Improvement Area #3, \$590,635.20 is allocable to Improvement Area #4, and \$1,246,395.22 is allocable to Improvement Area #5.

## TIRZ ANNUAL CREDIT

The TIRZ No. 2 Annual Credit Amount shall only be applied to principal and interest component of the Annual Installment, as further described in the Amended and Restated Service and Assessment Plan. Application of qualifying property tax exemptions may decrease or eliminate



the amount of the TIRZ No. 2 Annual Credit Amount on a parcel-by-parcel basis. The resulting TIRZ No. 2 Annual Credit Amount by Parcel is shown on **Exhibit A-1** and **Exhibit A-4**.

## ANNUAL INSTALLMENT DUE 1/31/2026

### Improvement Area #1

- **Improvement Area #1 Initial Bonds Principal and Interest** - The total principal and interest required for the Annual Installment for the Improvement Area #1 Initial Bonds is \$383,575.00.
  - **TIRZ Credit** - The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is \$191,583.80.
- **Improvement Area #1 Initial Bonds Additional Interest** - The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #1 Initial Bonds, is equal to \$336,875.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Initial Bonds outstanding Assessment, resulting in an Additional Interest amount of \$30,625.00.
- **Improvement Area #1 Additional Bonds Principal and Interest** - The total principal and interest required for the Annual Installment for the Improvement Area #1 Additional Bonds is \$336,768.76
- **Improvement Area #1 Additional Bonds Additional Interest** - The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #1 Additional Bonds, is equal to \$238,260.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Additional Bonds outstanding Assessment, resulting in an Additional Interest amount of \$21,660.00.
- **Improvement Area #1 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 allocated for the Improvement Area #1 Annual Installment is \$60,805.96.



Improvement Area #1	
Due January 31, 2026	
<i>Improvement Area #1 Initial Bonds</i>	
Principal	\$ 150,000.00
Interest	\$ 233,575.00
Additional Interest	\$ 30,625.00
	<u>\$ 414,200.00</u>
<i>Improvement Area #1 Additional Bonds</i>	
Principal	\$ 87,000.00
Interest	\$ 249,768.76
Additional Interest	\$ 21,660.00
	<u>\$ 358,428.76</u>
TIRZ Credit	\$ (191,583.80)
Annual Collection Costs	\$ 60,805.96
<b>Total Annual Installment</b>	<b>\$ 641,850.92</b>

## **Improvement Area #2**

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is \$86,505.00.
  - **TIRZ Credit** - The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is \$7,765.26.
- **Improvement Area #2-3 Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #2-3 Bonds, is equal to \$385,275.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #2-3 Bonds outstanding Assessment, resulting in an Additional Interest amount of \$5,380.00.
- **Improvement Area #2 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 the Improvement Area #2 Annual Collection Costs allocated for the Annual Installment is \$10,112.15.



Improvement Area #2		
Due January 31, 2026		
<i>Improvement Area #2-3 Bonds</i>		
Principal	\$	12,000.00
Interest	\$	74,505.00
	\$	86,505.00
Additional Interest	\$	5,380.00
Annual Collection Costs	\$	10,112.15
TIRZ Credit	\$	(7,765.26)
<b>Total Annual Installment</b>	<b>\$</b>	<b>94,231.89</b>

### Improvement Area #3

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is \$475,690.00.
  - **TIRZ Credit** - The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is \$240,391.84.
- **Improvement Area #2-3 Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #2-3 Bonds, is equal to \$385,275.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #2-3 Bonds outstanding Assessment, resulting in an Additional Interest amount of \$29,645.00.
- **Improvement Area #3 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 Improvement Area #3 Annual Collection Costs allocated for the Annual Installment is \$55,714.51.



Improvement Area #3	
Due January 31, 2026	
<i>Improvement Area #2-3 Bonds</i>	
Principal	\$ 65,000.00
Interest	\$ 410,690.00
	<u>\$ 475,690.00</u>
Additional Interest	\$ 29,645.00
Annual Collection Costs	\$ 55,714.51
TIRZ Credit	\$ (240,391.84)
<b>Total Annual Installment</b>	<b>\$ 320,657.67</b>

#### **Major Improvement Area**

- **Major Improvement Area Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is \$599,562.50.
- **Major Improvement Area Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Major Improvement Area Bonds, is equal to \$438,350.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Major Improvement Area Bonds outstanding Assessment, resulting in an Additional Interest amount of \$39,850.00.
- **Major Improvement Area Bonds 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 Major Improvement Area Bonds Annual Collection Costs allocated for the Annual Installment is \$47,583.66.

Major Improvement Area	
Due January 31, 2026	
Principal	\$ 160,000.00
Interest	\$ 439,562.50
	<u>\$ 599,562.50</u>
Additional Interest	\$ 39,850.00
Annual Collection Costs	\$ 47,583.66
<b>Total Annual Installment</b>	<b>\$ 686,996.16</b>

See **Exhibit B-1, Exhibit B-2, Exhibit B-3, and Exhibit B-4** for the debt service schedule for



Improvement Area #1 Initial Bonds, the Improvement Area #1 Additional Bonds, the Improvement Area #2-3 Bonds, and the Major Improvement Area Bonds, respectively.

See below for the allocation and breakdown of the Annual Collection Costs for the Annual Installment.

	Annual Collection Costs			
	Improvement Area #1	Improvement Area #2	Improvement Area #3	Major Improvement Area
P3Works Administration	\$ 40,082.52	\$ 4,077.27	\$ 22,464.37	\$ 30,476.37
City Auditor	1,031.98	104.98	578.38	784.66
Filing Fees	412.79	41.99	231.35	313.87
ASW Collection Contract	3,962.82	403.10	2,220.98	3,013.10
PID Trustee Fees	3,750.00	691.28	3,808.72	3,750.00
Dissemination Agent	7,000.00	537.66	2,962.34	3,500.00
Draw Request Review	-	583.75	3,216.25	-
P3Works Dev/Issuer CDA Review	2,300.00	537.66	2,962.34	2,300.00
Past Due P3Works, LLC Invoice	-	1,367.85	7,536.39	-
Collection Cost Maintenance Balance	10,000.00	1,536.18	8,463.82	10,000.00
Less CCMB Credit from Prior Years	(9,234.15)	-	-	(8,054.34)
Arbitrage Calculation	1,500.00	230.43	1,269.57	1,500.00
<b>Total</b>	<b>\$ 60,805.96</b>	<b>\$ 10,112.15</b>	<b>\$ 55,714.51</b>	<b>\$ 47,583.66</b>

## PREPAYMENT OF ASSESSMENTS IN FULL

### Improvement Area #1

There have been no full prepayments of Assessments in Improvement Area #1.

### Improvement Area #2

There have been no full prepayments of Assessments in Improvement Area #2.

### Improvement Area #3

There have been no full prepayments of Assessments in Improvement Area #3.

### Major Improvement Area

There have been no full prepayments of Assessments in the Major Improvement Area.

## PARTIAL PREPAYMENTS OF ASSESSMENTS

### Improvement Area #1

There have been no partial prepayments of Assessments in Improvement Area #1.

### Improvement Area #2

There have been no partial prepayments of Assessments in Improvement Area #2.



**Improvement Area #3**

There have been no partial prepayments of Assessments in Improvement Area #3.

**Major Improvement Area**

There have been no partial prepayments of Assessments in the Major Improvement Area.

<b>EXTRAORDINARY OPTIONAL REDEMPTIONS</b>
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**Improvement Area #1**

No extraordinary optional redemptions have occurred within Improvement Area #1.

**Improvement Area #2**

No extraordinary optional redemptions have occurred within Improvement Area #2.

**Improvement Area #3**

No extraordinary optional redemptions have occurred within Improvement Area #3.

**Major Improvement Area**

No extraordinary optional redemptions have occurred within the Major Improvement Area.



## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

		Improvement Area #1				
Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Improvement Area #1 Initial Bonds						
Principal		\$ 150,000.00	\$ 155,000.00	\$ 160,000.00	\$ 170,000.00	\$ 175,000.00
Interest		\$ 233,575.00	\$ 228,700.00	\$ 223,662.50	\$ 218,462.50	\$ 212,937.50
Additional Interest		\$ 30,625.00	\$ 29,875.00	\$ 29,100.00	\$ 28,300.00	\$ 27,450.00
	(1)	\$ 414,200.00	\$ 413,575.00	\$ 412,762.50	\$ 416,762.50	\$ 415,387.50
Improvement Area #1 Additional Bonds						
Principal		\$ 87,000.00	\$ 91,000.00	\$ 95,000.00	\$ 95,000.00	\$ 101,000.00
Interest		\$ 249,768.76	\$ 245,418.76	\$ 240,868.76	\$ 236,118.76	\$ 230,775.00
Additional Interest		\$ 21,660.00	\$ 21,225.00	\$ 20,770.00	\$ 20,295.00	\$ 19,820.00
	(2)	\$ 358,428.76	\$ 357,643.76	\$ 356,638.76	\$ 351,413.76	\$ 351,595.00
Annual Collection Costs	(3)	\$ 60,805.96	\$ 62,022.08	\$ 63,262.52	\$ 64,527.77	\$ 65,818.33
TIRZ Credit [a]	(4)	\$ (191,583.80)				
Total Improvement Area #1 Annual Installment	(5) = (1) + (2) + (3) + (4)	\$ 641,850.92	\$ 833,240.84	\$ 832,663.78	\$ 832,704.03	\$ 832,800.83

Improvement Areas #2-3						
Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Improvement Areas #2-3 Bonds						
Improvement Area #2						
Principal		\$ 12,000.00	\$ 13,000.00	\$ 14,000.00	\$ 15,000.00	\$ 16,000.00
Interest		\$ 74,505.00	\$ 73,785.00	\$ 73,005.00	\$ 72,165.00	\$ 71,133.75
	(1)	\$ 86,505.00	\$ 86,785.00	\$ 87,005.00	\$ 87,165.00	\$ 87,133.75
Improvement Area #3						
Principal		\$ 65,000.00	\$ 68,000.00	\$ 75,000.00	\$ 79,000.00	\$ 85,000.00
Interest		\$ 410,690.00	\$ 406,790.00	\$ 402,710.00	\$ 398,210.00	\$ 392,778.75
	(2)	\$ 475,690.00	\$ 474,790.00	\$ 477,710.00	\$ 477,210.00	\$ 477,778.75
Additional Interest	(3)	\$ 35,025.00	\$ 34,640.00	\$ 34,235.00	\$ 33,790.00	\$ 33,320.00
Annual Collection Costs	(4)	\$ 65,826.66	\$ 67,143.19	\$ 68,486.06	\$ 69,855.78	\$ 71,252.89
TIRZ Credit [a]	(5)	\$ (248,157.09)				
Total Improvement Area #2-3 Annual Installment	(6) = (1) + (2) + (3) + (4) + (5)	\$ 414,889.57	\$ 663,358.19	\$ 667,436.06	\$ 668,020.78	\$ 669,485.39

Major Improvement Area						
Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Major Improvement Area Bonds						
Principal		\$ 160,000.00	\$ 170,000.00	\$ 175,000.00	\$ 185,000.00	\$ 195,000.00
Interest		\$ 439,562.50	\$ 430,962.50	\$ 421,825.00	\$ 412,418.75	\$ 402,475.00
	(1)	\$ 599,562.50	\$ 600,962.50	\$ 596,825.00	\$ 597,418.75	\$ 597,475.00
Additional Interest	(2)	\$ 39,850.00	\$ 39,050.00	\$ 38,200.00	\$ 37,325.00	\$ 36,400.00
Annual Collection Costs	(3)	\$ 47,583.66	\$ 48,535.33	\$ 49,506.04	\$ 50,496.16	\$ 51,506.08
Total Major Improvement Area Annual Installment	(5) = (1) + (2) + (3) + (4)	\$ 686,996.16	\$ 688,547.83	\$ 684,531.04	\$ 685,239.91	\$ 685,381.08

**Footnotes:**

[a] TIRZ Annual Credit Amount will be determined each year once TIRZ Revenue is determined.



## ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installment by Lot for Improvement Area #1, Improvement Area #2, Improvement Area #3, and the Major Improvement Area are shown on the Assessment Rolls attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3, and Exhibit A-4** respectively. The Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.



# EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2026 pre TIRZ <sup>[c]</sup>	TIRZ Credit <sup>[c]</sup>	Net Annual Installment Due 1/31/2026
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100A0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100ACA10000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100A0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0110000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0120000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0130000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100A0140000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100BCA20000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100B0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0110000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0110000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0120000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100C0130000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0140000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71



		Outstanding Assessment				
Property ID <sup>[a]</sup>	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2026 pre TIRZ <sup>[c]</sup>	TIRZ Credit <sup>[c]</sup>	Net Annual Installment Due 1/31/2026
480119100D010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D011000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D012000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D013000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D014000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D015000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D016000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D017000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D018000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D019000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D021000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D022000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D023000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D024000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D025000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D026000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100DCA5000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100E001000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E002000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100ECA3000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100E003000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E004000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E005000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E006000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E007000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E008000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E009000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E011000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E012000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E013000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E014000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E015000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100E016000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E017000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E018000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E019000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E021000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E022000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E023000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E024000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E025000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E026000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E027000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100E028000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E029000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100F001000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100F002000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71



[illegible]



		Outstanding Assessment				
Property ID <sup>[a]</sup>	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2026 pre TIRZ <sup>[c]</sup>	TIRZ Credit <sup>[c]</sup>	Net Annual Installment Due 1/31/2026
480119100G0280000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100G0290000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (414.73)	\$ 1,998.47
480119100I0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (222.77)	\$ 2,190.43
480119100I0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0110000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0120000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0130000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0140000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0150000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0160000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0170000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0180000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0190000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0200000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0210000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0220000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0230000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0240000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0250000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0260000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0270000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0280000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100J0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100J0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100JCA40000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100K0010000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0020000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0030000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0040000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0050000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0060000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0070000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0080000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0090000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0100000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0110000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0120000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45



Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2026 pre TIRZ <sup>[c]</sup>	TIRZ Credit <sup>[c]</sup>	Net Annual Installment Due 1/31/2026
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100K0130000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0140000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100KCA70000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100K0150000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0160000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0170000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0180000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0190000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0200000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0210000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0220000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0230000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0010000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0020000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0030000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0040000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0050000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0060000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0070000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0080000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0090000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0010000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0020000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0030000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0040000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0050000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0060000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0070000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0080000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0090000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100MCA60000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100NCA80000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100OCA90000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119500A0010000	Multi-Family	\$ 2,360,788.58	\$ 1,669,703.85	\$ 321,234.80	\$ (75,274.80)	\$ 245,960.00
480119700M0010000	Commercial 1	\$ 138,885.19	\$ 98,228.68	\$ 18,898.24	\$ (4,428.42)	\$ 14,469.82
<b>Total<sup>[b]</sup></b>		<b>\$ 6,125,000.73</b>	<b>\$ 4,331,999.04</b>	<b>\$ 833,433.79</b>	<b>\$ (191,583.80)</b>	<b>\$ 641,849.99</b>

**Footnotes:**

[a] Property IDs per Dallas Central Appraisal District. Subject to change prior to billing.

[b] Totals may not match Service Plan or Annual Installment schedules due to rounding.

[c] TIRZ Annual Credit Amount will be determined each year once TIRZ Revenue is determined.



# EXHIBIT A-2 –IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Lot Type	Improvement Areas #2-3 Bonds <sup>[b]</sup>		TIRZ Credit <sup>[c]</sup>	Annual Installment Due 1/31/2026 net of TIRZ Credit
		Outstanding Assessment	Annual Installment Due 1/31/2026 before TIRZ <sup>[c]</sup>		
480119100Z0010000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0020000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0030000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0040000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100ZCA11000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100Z0050000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0060000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0070000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0080000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0090000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0100000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0110000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0120000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Z0130000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0010000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0020000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0030000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0040000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0050000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0060000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0070000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0080000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0090000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0100000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0110000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0120000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100Y0130000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100YCA20000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100X0010000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0020000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0030000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0040000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0050000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0060000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0070000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0080000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0090000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0100000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0110000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0120000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100XCA30000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100XCA40000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100X0130000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0140000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0150000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10



		Improvement Areas #2-3 Bonds <sup>[b]</sup>			
Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 before TIRZ <sup>[c]</sup>	TIRZ Credit <sup>[c]</sup>	Annual Installment Due 1/31/2026 net of TIRZ Credit
480119100X0160000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0170000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0180000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0190000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0200000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0210000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0220000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
480119100X0230000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57	\$ (158.47)	\$ 1,923.10
<b>Total<sup>[d]</sup></b>		<b>\$ 1,075,999.82</b>	<b>\$ 101,996.93</b>	<b>\$ (7,765.26)</b>	<b>\$ 94,231.67</b>

**Footnotes:**

[a] Property IDs per Dallas Central Appraisal District. Subject to change prior to billing.

[b] Represents portion of Improvement Area #2-3 Bonds allocable to Improvement Area #2. Note Lots in Improvement Area #2 are also subject to the Major Improvement Area Assessment. See Exhibit A-4 for the Major Improvement Area Assessment Roll.

[c] TIRZ Annual Credit Amount will be determined each year once TIRZ Revenue is determined. TIRZ Credit is allocated based on outstanding Improvement Area #2 Assessment.

[d] Total may not match Service Plan or Installment Schedules due to rounding.



## EXHIBIT A-3 –IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Block	Lot Type	Improvement Areas #2-3 Bonds <sup>[b]</sup>			
			Outstanding Assessment	Annual Installment due 1/31/2026 before TIRZ <sup>[c]</sup>	TIRZ Credit <sup>[c]</sup>	Annual Installment Due 1/31/2026 net of TIRZ Credit
480129900T0020000	Block K-2(C)	Commercial 2	\$ 70,451.82	\$ 6,666.72	\$ (1,592.65)	\$ 5,074.07
480119800Q0010000	Block K-2(A)	Commercial 2	\$ 133,202.83	\$ 12,604.72	\$ (686.20)	\$ 11,918.52
480119800Q0020000	Block K-2(A)	Commercial 2	\$ 78,408.81	\$ 7,419.67	\$ (403.93)	\$ 7,015.74
489071500S0010000	Block D1	Multi-Family	\$ 1,520,162.09	\$ 143,849.92	\$ (59,333.03)	\$ 84,516.89
480118400B0020000	Block F	Multi-Family	\$ 1,819,134.96	\$ 172,141.13	\$ (106,478.17)	\$ 65,662.96
480118300B01A0000	Block G1	Commercial 2	\$ 38,684.45	\$ 3,660.63	\$ -	\$ 3,660.63
480041500A0030000	Block H1 (partial)	Commercial 2	\$ 27,074.46	\$ 2,562.00	\$ (546.54)	\$ 2,015.46
480041500A0020000	Block H1 (partial)	Commercial 2	\$ 25,909.97	\$ 2,451.81	\$ (523.04)	\$ 1,928.77
480118400A0030000	Block L3	Commercial 2	\$ 775,552.24	\$ 73,388.97	\$ (48,419.91)	\$ 24,969.06
480118400A0020000	Block L2	Commercial 2	\$ 232,898.57	\$ 22,038.73	\$ (1,844.15)	\$ 20,194.58
65022863010030000	Block K-3	Commercial 2	\$ 69,222.26	\$ 6,550.37	\$ (1,817.56)	\$ 4,732.80
65100943010030000	Block K-2(B)	Commercial 2	\$ 11,125.60	\$ 1,052.79	\$ (346.27)	\$ 706.52
65100943010020000	Block K-2(B)	Commercial 2	\$ 22,573.69	\$ 2,136.10	\$ (702.59)	\$ 1,433.52
65100943010030400	Block K-2(B)	Commercial 2	\$ 40,193.39	\$ 3,803.42	\$ (1,250.98)	\$ 2,552.44
65100943010020100	Block K-2(B)	Commercial 2	\$ 2,891.21	\$ 273.59	\$ (89.99)	\$ 183.60
65022863010020000	Block D2	Commercial 2	\$ 120,624.66	\$ 11,414.47	\$ (2,399.18)	\$ 9,015.29
480041500A0010000	Block H1 (partial)	Commercial 2	\$ 110,555.46	\$ 10,461.64	\$ (2,231.74)	\$ 8,229.90
65092877510020200	Block H2	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480118300A0010000	Block L1	Commercial 2	\$ 306,301.56	\$ 28,984.71	\$ (5,499.56)	\$ 23,485.15
65022863010020400	Block E	Commercial 2 & Commercial 3	\$ 346,778.51	\$ 32,814.96	\$ (6,226.33)	\$ 26,588.63
480118300B0040000	Block G2	Commercial 2	\$ 49,984.59	\$ 4,729.94	\$ -	\$ 4,729.94
480118300B0050000	Block G2	Commercial 2	\$ 52,097.40	\$ 4,929.87	\$ -	\$ 4,929.87
480118300B0060000	Block G2	Commercial 2	\$ 75,171.48	\$ 7,113.33	\$ -	\$ 7,113.33
<b>Total<sup>[d]</sup></b>			<b>\$ 5,929,000.01</b>	<b>\$ 561,049.50</b>	<b>\$ (240,391.84)</b>	<b>\$ 320,657.67</b>

**Footnotes:**

[a] Assessment and Annual Installment in the Improvement Area #3 Platted Property are allocated to each Property ID in each Block based on Estimated Buildout Value. Assessment and Annual Installment in the Improvement Area #3 Remaining Parcel is allocated to each Property ID pro rata based on acreage per Dallas County CAD. Property IDs and allocation subject to change.

[b] Represents portion of Improvement Area #2-3 Bonds allocable to Improvement Area #3. Note Lots in Improvement Area #3 are also subject to the Major Improvement Area Assessment. See **Exhibit A-4** for the Major Improvement Area Assessment Roll.

[c] [c] TIRZ Annual Credit Amount will be determined each year once TIRZ Revenue is determined. TIRZ Credit is allocated based on outstanding Improvement Area #3 Assessment.

[d] Totals may not add or match Service Plan or installment schedules due to rounding.



# EXHIBIT A-4 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Block	Lot Type	Major Improvement Area Bonds	
			Outstanding Assessment	Annual Installment Due 1/31/2026
480119100Z0010000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0020000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0030000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0040000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100ZCA11000	Block C	Non-Benefitted	\$ -	\$ -
480119100Z0050000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0060000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0070000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0080000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0090000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0100000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0110000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0120000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Z0130000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0010000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0020000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0030000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0040000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0050000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0060000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0070000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0080000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0090000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0100000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0110000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0120000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100Y0130000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100YCA20000	Block C	Non-Benefitted	\$ -	\$ -
480119100X0010000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0020000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0030000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0040000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0050000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0060000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0070000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0080000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0090000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0100000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0110000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0120000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100XCA30000	Block C	Non-Benefitted	\$ -	\$ -
480119100XCA40000	Block C	Non-Benefitted	\$ -	\$ -
480119100X0130000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0140000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0150000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0160000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0170000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0180000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0190000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0200000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32



			Major Improvement Area Bonds	
Property ID <sup>[a]</sup>	Block	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
480119100X0210000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0220000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480119100X0230000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32
480129900T0020000	Block K-2(C)	Commercial 2	\$ 52,378.89	\$ 4,514.94
480119800Q0010000	Block K-2(A)	Commercial 2	\$ 99,032.46	\$ 8,536.38
480119800Q0020000	Block K-2(A)	Commercial 2	\$ 58,294.68	\$ 5,024.87
489071500S0010000	Block D1	Multi-Family	\$ 2,081,268.69	\$ 179,400.70
480118400B0020000	Block F	Multi-Family	\$ 1,352,474.27	\$ 116,580.25
480118300B01A0000	Block G1	Commercial 2	\$ 28,760.77	\$ 2,479.11
480041500A0030000	Block H1 (partial)	Commercial 2	\$ 20,129.08	\$ 1,735.08
480041500A0020000	Block H1 (partial)	Commercial 2	\$ 19,263.31	\$ 1,660.45
480118400A0030000	Block L3	Commercial 2	\$ 576,600.67	\$ 49,701.69
480118400A0020000	Block L2	Commercial 2	\$ 173,153.36	\$ 14,925.43
65022863010040200	Block I	Commercial 3	\$ 590,635.20	\$ 50,911.43
65022863010080000	Block J	Commercial 3	\$ 1,246,395.22	\$ 107,436.48
65022863010100000	City Land	Non-Benefitted	\$ -	\$ -
65100037010050100	City Land	Non-Benefitted	\$ -	\$ -
480119600M11A0000	City Land	Non-Benefitted	\$ -	\$ -
65022863010030000	Block K-3	Commercial 2	\$ 51,464.75	\$ 4,436.15
65100943010030000	Block K-2(B)	Commercial 2	\$ 8,271.56	\$ 712.99
65100943010020000	Block K-2(B)	Commercial 2	\$ 16,782.88	\$ 1,446.65
65100943010030400	Block K-2(B)	Commercial 2	\$ 29,882.63	\$ 2,575.82
65100943010020100	Block K-2(B)	Commercial 2	\$ 2,149.53	\$ 185.28
65022863010020000	Block D2	Commercial 2	\$ 89,680.95	\$ 7,730.30
480041500A0010000	Block H1 (partial)	Commercial 2	\$ 82,194.79	\$ 7,085.01
65092877510020200	Block H2	Non-Benefitted	\$ -	\$ -
480118300A0010000	Block L1	Commercial 2	\$ 227,726.36	\$ 19,629.50
65022863010020400	Block E	Commercial 2 & Commercial 3	\$ 257,819.80	\$ 22,223.49
480118300B0040000	Block G2	Commercial 2	\$ 37,162.10	\$ 3,203.29
480118300B0050000	Block G2	Commercial 2	\$ 38,732.91	\$ 3,338.69
480118300B0060000	Block G2	Commercial 2	\$ 55,887.83	\$ 4,817.41
<b>Total<sup>[b]</sup></b>			<b>\$ 7,970,000.00</b>	<b>\$ 686,996.16</b>

**Footnotes:**

[a] Note in the MIA, the assessment is allocated: (1) to the platted properties (Blocks C, K2(A), K2(C), D1, F, G1, L2, L3, H1 (partial) I and J), then (2) to each property ID in the MIA Remaining Parcel (Blocks K2(B), K3, D2, E, G2, H1 (partial), and L1) based on acreage. Property IDs and allocation subject to change.

[b] Totals may not add or match Service Plan or installment schedules due to rounding.



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

### DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 175,000	\$ 213,775	\$ 388,775
2022	140,000	247,950	387,950
2023	140,000	244,450	384,450
2024	145,000	240,950	385,950
2025	150,000	237,325	387,325
2026	150,000	233,575	383,575
2027	155,000	228,700	383,700
2028	160,000	223,663	383,663
2029	170,000	218,463	388,463
2030	175,000	212,938	387,938
2031	180,000	207,250	387,250
2032	185,000	200,500	385,500
2033	195,000	193,563	388,563
2034	200,000	186,250	386,250
2035	210,000	178,750	388,750
2036	215,000	170,875	385,875
2037	225,000	162,813	387,813
2038	235,000	154,375	389,375
2039	245,000	145,563	390,563
2040	250,000	136,375	386,375
2041	260,000	127,000	387,000
2042	275,000	116,600	391,600
2043	285,000	105,600	390,600
2044	295,000	94,200	389,200
2045	310,000	82,400	392,400
2046	320,000	70,000	390,000
2047	335,000	57,200	392,200
2048	350,000	43,800	393,800
2049	365,000	29,800	394,800
2050	380,000	15,200	395,200
<b>Total<sup>(1)</sup></b>	<b><u>\$6,875,000</u></b>	<b><u>\$4,779,900</u></b>	<b><u>\$11,654,900</u></b>

<sup>(1)</sup> Totals may not add due to rounding.



## EXHIBIT B-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 ADDITIONAL BONDS

### DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the 2022 Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 141,000	\$ 203,571	\$ 344,571
2024	76,000	257,519	333,519
2025	79,000	253,719	332,719
2026	87,000	249,769	336,769
2027	91,000	245,419	336,419
2028	95,000	240,869	335,869
2029	95,000	236,119	331,119
2030	101,000	230,775	331,775
2031	108,000	225,094	333,094
2032	115,000	219,019	334,019
2033	119,000	212,550	331,550
2034	128,000	205,856	333,856
2035	133,000	198,656	331,656
2036	144,000	191,175	335,175
2037	150,000	183,075	333,075
2038	157,000	174,638	331,638
2039	165,000	165,806	330,806
2040	179,000	156,525	335,525
2041	189,000	146,456	335,456
2042	196,000	135,825	331,825
2043	209,000	124,800	333,800
2044	223,000	112,260	335,260
2045	234,000	98,880	332,880
2046	252,000	84,840	336,840
2047	266,000	69,720	335,720
2048	281,000	53,760	334,760
2049	298,000	36,900	334,900
2050	317,000	19,020	336,020
<b>Total<sup>(1)</sup></b>	<b>\$4,628,000</b>	<b>\$4,732,614</b>	<b>\$9,360,614</b>

<sup>(1)</sup> Totals may not add due to rounding.

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

### DEBT SERVICE REQUIREMENTS

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

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 161,000	\$ 387,227	\$ 548,227
2024	69,000	493,595	562,595
2025	71,000	489,455	560,455
2026	77,000	485,195	562,195
2027	81,000	480,575	561,575
2028	89,000	475,715	564,715
2029	94,000	470,375	564,375
2030	101,000	463,913	564,913
2031	108,000	456,969	564,969
2032	116,000	449,544	565,544
2033	121,000	441,569	562,569
2034	132,000	433,250	565,250
2035	144,000	424,175	568,175
2036	153,000	414,275	567,275
2037	164,000	403,756	567,756
2038	175,000	392,481	567,481
2039	189,000	380,450	569,450
2040	203,000	367,456	570,456
2041	216,000	353,500	569,500
2042	232,000	338,650	570,650
2043	250,000	322,700	572,700
2044	270,000	305,200	575,200
2045	288,000	286,300	574,300
2046	309,000	266,140	575,140
2047	333,000	244,510	577,510
2048	359,000	221,200	580,200
2049	385,000	196,070	581,070
2050	415,000	169,120	584,120
2051	965,000	140,070	1,105,070
2052	<u>1,036,000</u>	<u>72,520</u>	<u>1,108,520</u>
<b>Total<sup>(1)</sup></b>	<b>\$7,306,000</b>	<b>\$10,825,954</b>	<b>\$18,131,954</b>

<sup>(1)</sup> Totals may not add due to rounding.

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## EXHIBIT B-4 – DEBT SERVICE SCHEDULE FOR THE MAJOR IMPROVEMENT AREA BONDS

### DEBT SERVICE REQUIREMENTS

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

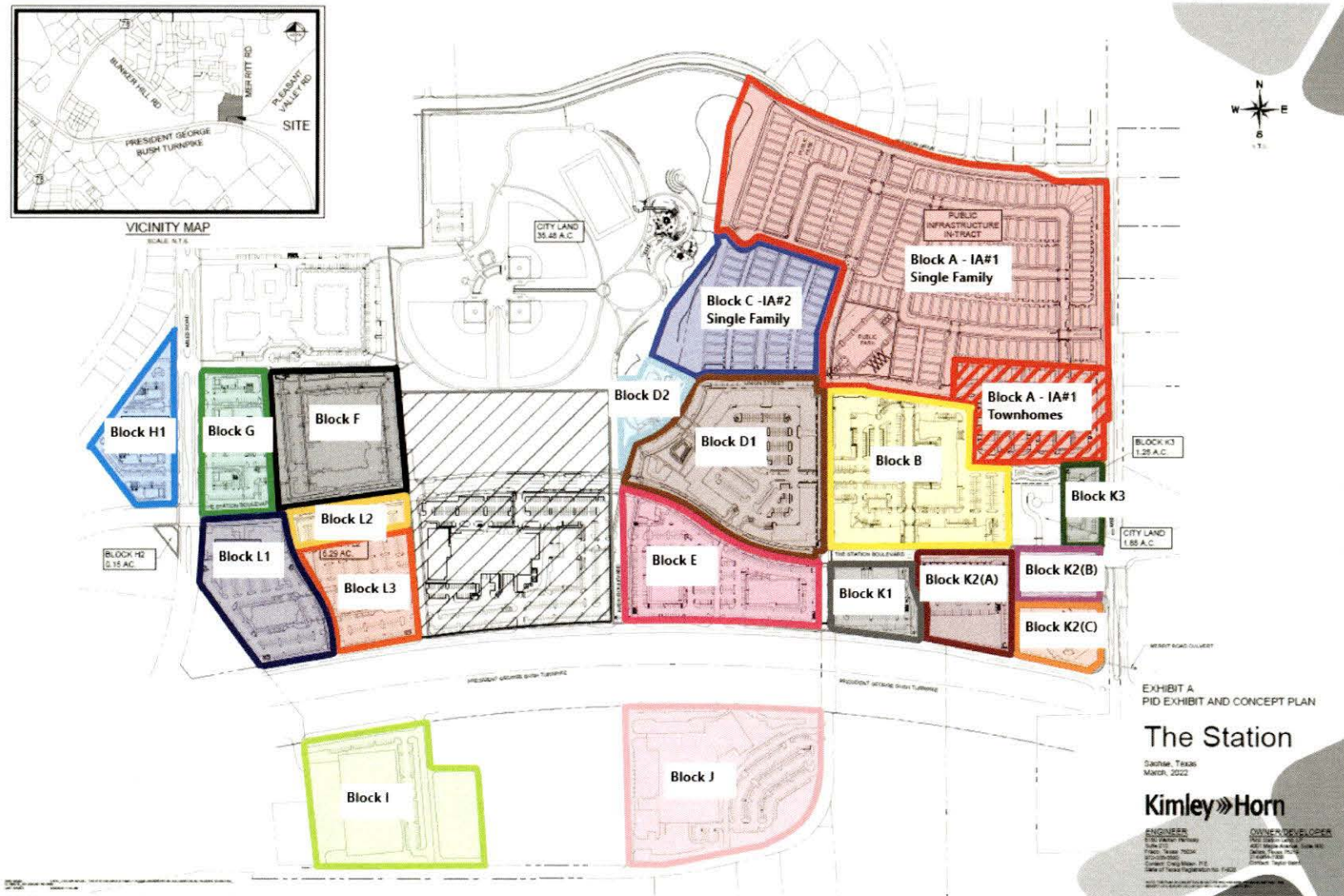
<b>Year Ending (September 30)</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ -	\$ 398,364	\$ 398,364
2022	130,000	470,200	600,200
2023	140,000	463,213	603,213
2024	145,000	455,688	600,688
2025	155,000	447,894	602,894
2026	160,000	439,563	599,563
2027	170,000	430,963	600,963
2028	175,000	421,825	596,825
2029	185,000	412,419	597,419
2030	195,000	402,475	597,475
2031	205,000	391,994	596,994
2032	215,000	380,975	595,975
2033	230,000	369,419	599,419
2034	240,000	357,056	597,056
2035	250,000	344,156	594,156
2036	265,000	330,719	595,719
2037	280,000	316,475	596,475
2038	295,000	301,425	596,425
2039	310,000	285,569	595,569
2040	325,000	268,906	593,906
2041	345,000	251,438	596,438
2042	365,000	232,031	597,031
2043	385,000	211,500	596,500
2044	405,000	189,844	594,844
2045	430,000	167,063	597,063
2046	455,000	142,875	597,875
2047	480,000	117,281	597,281
2048	505,000	90,281	595,281
2049	535,000	61,875	596,875
2050	565,000	31,781	596,781
<b>Total<sup>(1)</sup></b>	<b><u>\$8,540,000</u></b>	<b><u>\$9,185,264</u></b>	<b><u>\$17,725,264</u></b>

<sup>(1)</sup> Totals may not add due to rounding.

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## EXHIBIT C – LOT TYPE CLASSIFICATION MAP





## EXHIBIT D – BUYER DISCLOSURES

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

- Improvement Area #1
  - Block A Lot Type Single Family
  - Block A Lot Type Townhome
  - Block B Lot Type Multi-Family
  - Block K1 Lot Type Commercial 1
- Improvement Area #2
  - Block C Lot Type Single Family
- Improvement Area #3
  - Block K2(A) Lot Type Commercial 2
  - Block K2(C) Lot Type Commercial 2
  - Block D1 Lot Type Multi-Family
  - Block F Lot Type Multi-Family
  - Block G1 Lot Type Commercial 2
  - Block L2 Lot Type Commercial 2
  - Block L3 Lot Type Commercial 2
  - Block H1 (Partial) 480041500A0020000
  - Block H1 (Partial) 480041500A0030000
  - Remainder Parcel
- Improvement Area #4
  - Block I Lot Type Commercial 3
- Improvement Area #5
  - Block J Lot Type Commercial 3
- Major Improvement Area
  - Remainder Parcel



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 –  
BLOCK A - LOT TYPE SINGLE 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<sup>1</sup> RETURN TO

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

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STREET ADDRESS

**IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE SINGLE FAMILY PRINCIPAL  
ASSESSMENT: \$30,278.19**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 Dallas 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]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 BLOCK A LOT TYPE SINGLE FAMILY

Installments Due January	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection	Total Installment <sup>[d]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
2026	\$ 434.32	\$ 676.32	\$ 88.67	\$ 251.91	\$ 723.20	\$ 62.72	\$ 176.06	\$ 2,413.21
2027	\$ 448.80	\$ 662.20	\$ 86.50	\$ 263.49	\$ 710.61	\$ 61.46	\$ 179.58	\$ 2,412.64
2028	\$ 463.28	\$ 647.61	\$ 84.26	\$ 275.07	\$ 697.43	\$ 60.14	\$ 183.18	\$ 2,410.97
2029	\$ 492.23	\$ 632.56	\$ 81.94	\$ 275.07	\$ 683.68	\$ 58.76	\$ 186.84	\$ 2,411.09
2030	\$ 506.71	\$ 616.56	\$ 79.48	\$ 292.44	\$ 668.21	\$ 57.39	\$ 190.58	\$ 2,411.37
2031	\$ 521.19	\$ 600.09	\$ 76.95	\$ 312.71	\$ 651.76	\$ 55.93	\$ 194.39	\$ 2,413.01
2032	\$ 535.67	\$ 580.55	\$ 74.34	\$ 332.98	\$ 634.17	\$ 54.36	\$ 198.28	\$ 2,410.34
2033	\$ 564.62	\$ 560.46	\$ 71.66	\$ 344.56	\$ 615.44	\$ 52.70	\$ 202.24	\$ 2,411.69
2034	\$ 579.10	\$ 539.29	\$ 68.84	\$ 370.62	\$ 596.06	\$ 50.98	\$ 206.29	\$ 2,411.17
2035	\$ 608.05	\$ 517.57	\$ 65.94	\$ 385.10	\$ 575.21	\$ 49.12	\$ 210.41	\$ 2,411.41
2036	\$ 622.53	\$ 494.77	\$ 62.90	\$ 416.95	\$ 553.55	\$ 47.20	\$ 214.62	\$ 2,412.52
2037	\$ 651.49	\$ 471.42	\$ 59.79	\$ 434.32	\$ 530.09	\$ 45.11	\$ 218.91	\$ 2,411.14
2038	\$ 680.44	\$ 446.99	\$ 56.53	\$ 454.59	\$ 505.66	\$ 42.94	\$ 223.29	\$ 2,410.45
2039	\$ 709.40	\$ 421.48	\$ 53.13	\$ 477.76	\$ 480.09	\$ 40.67	\$ 227.76	\$ 2,410.28
2040	\$ 723.87	\$ 394.87	\$ 49.59	\$ 518.29	\$ 453.22	\$ 38.28	\$ 232.31	\$ 2,410.43
2041	\$ 752.83	\$ 367.73	\$ 45.97	\$ 547.25	\$ 424.06	\$ 35.69	\$ 236.96	\$ 2,410.48
2042	\$ 796.26	\$ 337.61	\$ 42.20	\$ 567.52	\$ 393.28	\$ 32.95	\$ 241.70	\$ 2,411.52
2043	\$ 825.22	\$ 305.76	\$ 38.22	\$ 605.16	\$ 361.36	\$ 30.11	\$ 246.53	\$ 2,412.36
2044	\$ 854.17	\$ 272.76	\$ 34.09	\$ 645.70	\$ 325.05	\$ 27.09	\$ 251.46	\$ 2,410.31
2045	\$ 897.60	\$ 238.59	\$ 29.82	\$ 677.55	\$ 286.31	\$ 23.86	\$ 256.49	\$ 2,410.22
2046	\$ 926.56	\$ 202.68	\$ 25.34	\$ 729.66	\$ 245.65	\$ 20.47	\$ 261.62	\$ 2,411.99
2047	\$ 969.99	\$ 165.62	\$ 20.70	\$ 770.20	\$ 201.87	\$ 16.82	\$ 266.85	\$ 2,412.07
2048	\$ 1,013.42	\$ 126.82	\$ 15.85	\$ 813.63	\$ 155.66	\$ 12.97	\$ 272.19	\$ 2,410.56
2049	\$ 1,056.86	\$ 86.29	\$ 10.79	\$ 862.86	\$ 106.84	\$ 8.90	\$ 277.63	\$ 2,410.17
2050	\$ 1,100.29	\$ 44.01	\$ 5.50	\$ 917.87	\$ 55.07	\$ 4.59	\$ 283.19	\$ 2,410.52
<b>Total</b>	<b>\$ 17,734.91</b>	<b>\$ 10,410.61</b>	<b>\$ 1,329.03</b>	<b>\$ 12,543.28</b>	<b>\$ 11,633.53</b>	<b>\$ 991.20</b>	<b>\$ 5,639.36</b>	<b>\$ 60,281.93</b>

**Footnotes:**

[a] Interest for the Improvement Area #1 Initial Bonds is calculated at a 2.500%, 3.250%, 3.750%, and 4.000% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

[b] Interest for the Improvement Area #1 Additional Bonds is calculated at a 5.000%, 5.625%, and 6.00% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 –  
BLOCK A - LOT TYPE TOWNHOME 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<sup>1</sup> RETURN TO·

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE TOWNHOME PRINCIPAL  
ASSESSMENT: \$20,228.68**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse

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

<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 BLOCK A LOT TYPE TOWNHOME

Installments Due January	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection	Total Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
2026	\$ 290.17	\$ 451.84	\$ 59.24	\$ 168.30	\$ 483.17	\$ 41.90	\$ 117.63	\$ 1,612.25
2027	\$ 299.84	\$ 442.41	\$ 57.79	\$ 176.04	\$ 474.75	\$ 41.06	\$ 119.98	\$ 1,611.87
2028	\$ 309.51	\$ 432.67	\$ 56.29	\$ 183.77	\$ 465.95	\$ 40.18	\$ 122.38	\$ 1,610.76
2029	\$ 328.86	\$ 422.61	\$ 54.75	\$ 183.77	\$ 456.76	\$ 39.26	\$ 124.83	\$ 1,610.84
2030	\$ 338.53	\$ 411.92	\$ 53.10	\$ 195.38	\$ 446.43	\$ 38.34	\$ 127.32	\$ 1,611.02
2031	\$ 348.20	\$ 400.92	\$ 51.41	\$ 208.92	\$ 435.44	\$ 37.36	\$ 129.87	\$ 1,612.12
2032	\$ 357.88	\$ 387.86	\$ 49.67	\$ 222.46	\$ 423.68	\$ 36.32	\$ 132.47	\$ 1,610.34
2033	\$ 377.22	\$ 374.44	\$ 47.88	\$ 230.20	\$ 411.17	\$ 35.21	\$ 135.12	\$ 1,611.23
2034	\$ 386.89	\$ 360.29	\$ 45.99	\$ 247.61	\$ 398.22	\$ 34.06	\$ 137.82	\$ 1,610.89
2035	\$ 406.24	\$ 345.79	\$ 44.06	\$ 257.28	\$ 384.29	\$ 32.82	\$ 140.58	\$ 1,611.05
2036	\$ 415.91	\$ 330.55	\$ 42.03	\$ 278.56	\$ 369.82	\$ 31.53	\$ 143.39	\$ 1,611.79
2037	\$ 435.25	\$ 314.95	\$ 39.95	\$ 290.17	\$ 354.15	\$ 30.14	\$ 146.25	\$ 1,610.87
2038	\$ 454.60	\$ 298.63	\$ 37.77	\$ 303.71	\$ 337.83	\$ 28.69	\$ 149.18	\$ 1,610.41
2039	\$ 473.94	\$ 281.59	\$ 35.50	\$ 319.19	\$ 320.75	\$ 27.17	\$ 152.16	\$ 1,610.29
2040	\$ 483.62	\$ 263.81	\$ 33.13	\$ 346.27	\$ 302.79	\$ 25.57	\$ 155.21	\$ 1,610.40
2041	\$ 502.96	\$ 245.68	\$ 30.71	\$ 365.61	\$ 283.31	\$ 23.84	\$ 158.31	\$ 1,610.43
2042	\$ 531.98	\$ 225.56	\$ 28.19	\$ 379.15	\$ 262.75	\$ 22.01	\$ 161.48	\$ 1,611.12
2043	\$ 551.32	\$ 204.28	\$ 25.53	\$ 404.30	\$ 241.42	\$ 20.12	\$ 164.71	\$ 1,611.68
2044	\$ 570.67	\$ 182.23	\$ 22.78	\$ 431.39	\$ 217.16	\$ 18.10	\$ 168.00	\$ 1,610.32
2045	\$ 599.68	\$ 159.40	\$ 19.92	\$ 452.66	\$ 191.28	\$ 15.94	\$ 171.36	\$ 1,610.25
2046	\$ 619.03	\$ 135.41	\$ 16.93	\$ 487.48	\$ 164.12	\$ 13.68	\$ 174.79	\$ 1,611.44
2047	\$ 648.05	\$ 110.65	\$ 13.83	\$ 514.57	\$ 134.87	\$ 11.24	\$ 178.28	\$ 1,611.49
2048	\$ 677.06	\$ 84.73	\$ 10.59	\$ 543.58	\$ 104.00	\$ 8.67	\$ 181.85	\$ 1,610.48
2049	\$ 706.08	\$ 57.65	\$ 7.21	\$ 576.47	\$ 71.38	\$ 5.95	\$ 185.49	\$ 1,610.22
2050	\$ 735.10	\$ 29.40	\$ 3.68	\$ 613.22	\$ 36.79	\$ 3.07	\$ 189.20	\$ 1,610.46
<b>Total</b>	<b>\$ 11,848.59</b>	<b>\$ 6,955.27</b>	<b>\$ 887.92</b>	<b>\$ 8,380.09</b>	<b>\$ 7,772.30</b>	<b>\$ 662.22</b>	<b>\$ 3,767.62</b>	<b>\$ 40,274.00</b>

**Footnotes:**

[a] Interest for the Improvement Area #1 Initial Bonds is calculated at a 2.500%, 3.250%, 3.750%, and 4.000% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

[b] Interest for the Improvement Area #1 Additional Bonds is calculated at a 5.000%, 5.625%, and 6.00% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 –  
BLOCK B – LOT TYPE 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<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**IMPROVEMENT AREA #1 – BLOCK B - LOT TYPE MULTI-FAMILY PRINCIPAL  
ASSESSMENT: \$4,030,492.43**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 Dallas 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]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 BLOCK B LOT TYPE MULTI-FAMILY

Installments Due January 31,	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
2026	\$ 57,815.23	\$ 90,027.95	\$ 11,803.94	\$ 33,532.83	\$ 96,269.59	\$ 8,348.52	\$ 23,436.74	\$ 321,234.80
2027	\$ 59,742.40	\$ 88,148.95	\$ 11,514.87	\$ 35,074.57	\$ 94,592.95	\$ 8,180.86	\$ 23,905.47	\$ 321,160.07
2028	\$ 61,669.58	\$ 86,207.33	\$ 11,216.15	\$ 36,616.31	\$ 92,839.22	\$ 8,005.48	\$ 24,383.58	\$ 320,937.66
2029	\$ 65,523.93	\$ 84,203.07	\$ 10,907.81	\$ 36,616.31	\$ 91,008.40	\$ 7,822.40	\$ 24,871.25	\$ 320,953.17
2030	\$ 67,451.10	\$ 82,073.54	\$ 10,580.19	\$ 38,928.92	\$ 88,948.73	\$ 7,639.32	\$ 25,368.68	\$ 320,990.48
2031	\$ 69,378.28	\$ 79,881.38	\$ 10,242.93	\$ 41,626.97	\$ 86,758.98	\$ 7,444.67	\$ 25,876.05	\$ 321,209.26
2032	\$ 71,305.45	\$ 77,279.69	\$ 9,896.04	\$ 44,325.01	\$ 84,417.47	\$ 7,236.54	\$ 26,393.57	\$ 320,853.77
2033	\$ 75,159.80	\$ 74,605.74	\$ 9,539.51	\$ 45,866.75	\$ 81,924.18	\$ 7,014.91	\$ 26,921.44	\$ 321,032.34
2034	\$ 77,086.97	\$ 71,787.24	\$ 9,163.71	\$ 49,335.66	\$ 79,344.18	\$ 6,785.58	\$ 27,459.87	\$ 320,963.23
2035	\$ 80,941.32	\$ 68,896.48	\$ 8,778.28	\$ 51,262.84	\$ 76,569.05	\$ 6,538.90	\$ 28,009.07	\$ 320,995.95
2036	\$ 82,868.50	\$ 65,861.18	\$ 8,373.57	\$ 55,502.62	\$ 73,685.51	\$ 6,282.59	\$ 28,569.25	\$ 321,143.23
2037	\$ 86,722.85	\$ 62,753.61	\$ 7,959.23	\$ 57,815.23	\$ 70,563.49	\$ 6,005.08	\$ 29,140.64	\$ 320,960.12
2038	\$ 90,577.19	\$ 59,501.51	\$ 7,525.62	\$ 60,513.27	\$ 67,311.38	\$ 5,716.00	\$ 29,723.45	\$ 320,868.42
2039	\$ 94,431.54	\$ 56,104.86	\$ 7,072.73	\$ 63,596.75	\$ 63,907.51	\$ 5,413.43	\$ 30,317.92	\$ 320,844.76
2040	\$ 96,358.72	\$ 52,563.68	\$ 6,600.57	\$ 68,992.84	\$ 60,330.19	\$ 5,095.45	\$ 30,924.28	\$ 320,865.73
2041	\$ 100,213.07	\$ 48,950.23	\$ 6,118.78	\$ 72,847.19	\$ 56,449.35	\$ 4,750.48	\$ 31,542.76	\$ 320,871.86
2042	\$ 105,994.59	\$ 44,941.71	\$ 5,617.71	\$ 75,545.23	\$ 52,351.69	\$ 4,386.25	\$ 32,173.62	\$ 321,010.80
2043	\$ 109,848.94	\$ 40,701.92	\$ 5,087.74	\$ 80,555.89	\$ 48,102.27	\$ 4,008.52	\$ 32,817.09	\$ 321,122.37
2044	\$ 113,703.29	\$ 36,307.96	\$ 4,538.50	\$ 85,951.98	\$ 43,268.92	\$ 3,605.74	\$ 33,473.43	\$ 320,849.82
2045	\$ 119,484.81	\$ 31,759.83	\$ 3,969.98	\$ 90,191.76	\$ 38,111.80	\$ 3,175.98	\$ 34,142.90	\$ 320,837.07
2046	\$ 123,339.16	\$ 26,980.44	\$ 3,372.56	\$ 97,129.59	\$ 32,700.29	\$ 2,725.02	\$ 34,825.76	\$ 321,072.82
2047	\$ 129,120.68	\$ 22,046.87	\$ 2,755.86	\$ 102,525.68	\$ 26,872.52	\$ 2,239.38	\$ 35,522.27	\$ 321,083.26
2048	\$ 134,902.20	\$ 16,882.05	\$ 2,110.26	\$ 108,307.20	\$ 20,720.98	\$ 1,726.75	\$ 36,232.72	\$ 320,882.15
2049	\$ 140,683.73	\$ 11,485.96	\$ 1,435.74	\$ 114,859.59	\$ 14,222.55	\$ 1,185.21	\$ 36,957.37	\$ 320,830.16
2050	\$ 146,465.25	\$ 5,858.61	\$ 732.33	\$ 122,182.85	\$ 7,330.97	\$ 610.91	\$ 37,696.52	\$ 320,877.45
<b>Total</b>	<b>\$ 2,360,788.58</b>	<b>\$ 1,385,811.80</b>	<b>\$ 176,914.61</b>	<b>\$ 1,669,703.85</b>	<b>\$ 1,548,602.18</b>	<b>\$ 131,943.99</b>	<b>\$ 750,685.72</b>	<b>\$ 8,024,450.73</b>

**Footnotes:**

[a] Interest for the Improvement Area #1 Initial Bonds is calculated at a 2.500%, 3.250%, 3.750%, and 4.000% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

[b] Interest for the Improvement Area #1 Additional Bonds is calculated at a 5.000%, 5.625%, and 6.00% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 –  
BLOCK K1 - LOT TYPE COMMERCIAL 1 BUYER DISCLOSURE**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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



AFTER RECORDING<sup>1</sup> RETURN TO·

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 – BLOCK K1 - LOT TYPE COMMERCIAL 1 PRINCIPAL  
ASSESSMENT: \$237,113.87**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

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.

<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE.

DATE.

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas County



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



# ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 BLOCK K1 LOT TYPE COMMERCIAL 1

Installments Due January 31,	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
2026	\$ 3,401.27	\$ 5,296.34	\$ 694.43	\$ 1,972.74	\$ 5,663.54	\$ 491.14	\$ 1,378.78	\$ 18,898.24
2027	\$ 3,514.65	\$ 5,185.80	\$ 677.42	\$ 2,063.44	\$ 5,564.90	\$ 481.28	\$ 1,406.36	\$ 18,893.85
2028	\$ 3,628.02	\$ 5,071.58	\$ 659.85	\$ 2,154.14	\$ 5,461.73	\$ 470.96	\$ 1,434.49	\$ 18,880.76
2029	\$ 3,854.77	\$ 4,953.67	\$ 641.71	\$ 2,154.14	\$ 5,354.02	\$ 460.19	\$ 1,463.18	\$ 18,881.67
2030	\$ 3,968.15	\$ 4,828.39	\$ 622.43	\$ 2,290.19	\$ 5,232.85	\$ 449.42	\$ 1,492.44	\$ 18,883.87
2031	\$ 4,081.52	\$ 4,699.42	\$ 602.59	\$ 2,448.91	\$ 5,104.03	\$ 437.97	\$ 1,522.29	\$ 18,896.74
2032	\$ 4,194.90	\$ 4,546.36	\$ 582.18	\$ 2,607.64	\$ 4,966.28	\$ 425.73	\$ 1,552.73	\$ 18,875.83
2033	\$ 4,421.65	\$ 4,389.06	\$ 561.21	\$ 2,698.34	\$ 4,819.60	\$ 412.69	\$ 1,583.79	\$ 18,886.33
2034	\$ 4,535.03	\$ 4,223.24	\$ 539.10	\$ 2,902.42	\$ 4,667.82	\$ 399.20	\$ 1,615.46	\$ 18,882.27
2035	\$ 4,761.78	\$ 4,053.18	\$ 516.43	\$ 3,015.79	\$ 4,504.56	\$ 384.68	\$ 1,647.77	\$ 18,884.19
2036	\$ 4,875.15	\$ 3,874.61	\$ 492.62	\$ 3,265.22	\$ 4,334.92	\$ 369.60	\$ 1,680.73	\$ 18,892.86
2037	\$ 5,101.90	\$ 3,691.80	\$ 468.24	\$ 3,401.27	\$ 4,151.25	\$ 353.28	\$ 1,714.34	\$ 18,882.08
2038	\$ 5,328.66	\$ 3,500.47	\$ 442.73	\$ 3,560.00	\$ 3,959.93	\$ 336.27	\$ 1,748.63	\$ 18,876.69
2039	\$ 5,555.41	\$ 3,300.65	\$ 416.09	\$ 3,741.40	\$ 3,759.68	\$ 318.47	\$ 1,783.60	\$ 18,875.30
2040	\$ 5,668.78	\$ 3,092.32	\$ 388.31	\$ 4,058.85	\$ 3,549.23	\$ 299.77	\$ 1,819.28	\$ 18,876.53
2041	\$ 5,895.53	\$ 2,879.74	\$ 359.97	\$ 4,285.60	\$ 3,320.92	\$ 279.47	\$ 1,855.66	\$ 18,876.89
2042	\$ 6,235.66	\$ 2,643.92	\$ 330.49	\$ 4,444.33	\$ 3,079.85	\$ 258.04	\$ 1,892.77	\$ 18,885.07
2043	\$ 6,462.41	\$ 2,394.49	\$ 299.31	\$ 4,739.10	\$ 2,829.86	\$ 235.82	\$ 1,930.63	\$ 18,891.63
2044	\$ 6,689.16	\$ 2,136.00	\$ 267.00	\$ 5,056.55	\$ 2,545.51	\$ 212.13	\$ 1,969.24	\$ 18,875.59
2045	\$ 7,029.29	\$ 1,868.43	\$ 233.55	\$ 5,305.98	\$ 2,242.12	\$ 186.84	\$ 2,008.63	\$ 18,874.84
2046	\$ 7,256.04	\$ 1,587.26	\$ 198.41	\$ 5,714.13	\$ 1,923.76	\$ 160.31	\$ 2,048.80	\$ 18,888.71
2047	\$ 7,596.17	\$ 1,297.02	\$ 162.13	\$ 6,031.59	\$ 1,580.91	\$ 131.74	\$ 2,089.78	\$ 18,889.33
2048	\$ 7,936.30	\$ 993.17	\$ 124.15	\$ 6,371.71	\$ 1,219.02	\$ 101.58	\$ 2,131.57	\$ 18,877.50
2049	\$ 8,276.42	\$ 675.72	\$ 84.46	\$ 6,757.19	\$ 836.71	\$ 69.73	\$ 2,174.20	\$ 18,874.44
2050	\$ 8,616.55	\$ 344.66	\$ 43.08	\$ 7,188.02	\$ 431.28	\$ 35.94	\$ 2,217.69	\$ 18,877.22
<b>Total</b>	<b>\$ 138,885.19</b>	<b>\$ 81,527.31</b>	<b>\$ 10,407.89</b>	<b>\$ 98,228.68</b>	<b>\$ 91,104.27</b>	<b>\$ 7,762.27</b>	<b>\$ 44,162.84</b>	<b>\$ 472,078.43</b>

## Footnotes:

[a] Interest for the Improvement Area #1 Initial Bonds is calculated at a 2.500%, 3.250%, 3.750%, and 4.000% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

[b] Interest for the Improvement Area #1 Additional Bonds is calculated at a 5.000%, 5.625%, and 6.00% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #2 –  
BLOCK C - LOT TYPE SINGLE 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<sup>1</sup> RETURN TO.

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

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STREET ADDRESS

**IMPROVEMENT AREA #2 – BLOCK C - LOT TYPE SINGLE FAMILY PRINCIPAL  
ASSESSMENT: \$37,752.19**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas County



[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5 014 of the Texas Property Code including the current information required by Section 5 0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 BLOCK C LOT TYPE SINGLE FAMILY

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 244.90	\$ 1,520.51	\$ 317.05	\$ 871.02	\$ 188.76	\$ 300.66	\$ 3,442.90
2027	\$ 265.31	\$ 1,505.82	\$ 336.86	\$ 853.98	\$ 185.95	\$ 306.67	\$ 3,454.59
2028	\$ 285.71	\$ 1,489.90	\$ 346.77	\$ 835.87	\$ 182.94	\$ 312.81	\$ 3,454.00
2029	\$ 306.12	\$ 1,472.76	\$ 366.59	\$ 817.23	\$ 179.78	\$ 319.06	\$ 3,461.54
2030	\$ 326.53	\$ 1,451.71	\$ 386.40	\$ 797.53	\$ 176.41	\$ 325.44	\$ 3,464.03
2031	\$ 346.94	\$ 1,429.26	\$ 406.22	\$ 776.76	\$ 172.85	\$ 331.95	\$ 3,463.98
2032	\$ 367.35	\$ 1,405.41	\$ 426.03	\$ 754.92	\$ 169.08	\$ 338.59	\$ 3,461.39
2033	\$ 387.76	\$ 1,380.15	\$ 455.76	\$ 732.02	\$ 165.12	\$ 345.36	\$ 3,466.17
2034	\$ 428.57	\$ 1,353.49	\$ 475.57	\$ 707.53	\$ 160.90	\$ 352.27	\$ 3,478.34
2035	\$ 469.39	\$ 1,324.03	\$ 495.39	\$ 681.97	\$ 156.38	\$ 359.32	\$ 3,486.47
2036	\$ 489.80	\$ 1,291.76	\$ 525.11	\$ 655.34	\$ 151.55	\$ 366.50	\$ 3,480.06
2037	\$ 530.61	\$ 1,258.09	\$ 554.84	\$ 627.11	\$ 146.48	\$ 373.83	\$ 3,490.96
2038	\$ 571.43	\$ 1,221.61	\$ 584.56	\$ 597.29	\$ 141.05	\$ 381.31	\$ 3,497.25
2039	\$ 612.24	\$ 1,182.32	\$ 614.28	\$ 565.87	\$ 135.27	\$ 388.94	\$ 3,498.93
2040	\$ 653.06	\$ 1,140.23	\$ 644.01	\$ 532.85	\$ 129.14	\$ 396.71	\$ 3,496.00
2041	\$ 693.88	\$ 1,095.33	\$ 683.64	\$ 498.24	\$ 122.66	\$ 404.65	\$ 3,498.39
2042	\$ 755.10	\$ 1,047.63	\$ 723.27	\$ 459.78	\$ 115.77	\$ 412.74	\$ 3,514.29
2043	\$ 816.33	\$ 995.71	\$ 762.90	\$ 419.10	\$ 108.38	\$ 421.00	\$ 3,523.41
2044	\$ 877.55	\$ 938.57	\$ 802.53	\$ 376.19	\$ 100.48	\$ 429.42	\$ 3,524.74
2045	\$ 938.78	\$ 877.14	\$ 852.07	\$ 331.04	\$ 92.08	\$ 438.01	\$ 3,529.12
2046	\$ 1,000.00	\$ 811.43	\$ 901.61	\$ 283.11	\$ 83.12	\$ 446.77	\$ 3,526.04
2047	\$ 1,081.63	\$ 741.43	\$ 951.15	\$ 232.40	\$ 73.62	\$ 455.70	\$ 3,535.93
2048	\$ 1,163.27	\$ 665.71	\$ 1,000.69	\$ 178.90	\$ 63.45	\$ 464.81	\$ 3,536.83
2049	\$ 1,244.90	\$ 584.29	\$ 1,060.13	\$ 122.61	\$ 52.63	\$ 474.11	\$ 3,538.67
2050	\$ 1,346.94	\$ 497.14	\$ 1,119.58	\$ 62.98	\$ 41.11	\$ 483.59	\$ 3,551.34
2051	\$ 2,775.51	\$ 402.86	\$ -	\$ -	\$ 28.78	\$ 338.57	\$ 3,545.72
2052	\$ 2,979.59	\$ 208.57	\$ -	\$ -	\$ 14.90	\$ 345.34	\$ 3,548.41
<b>Total</b>	<b>\$ 21,959.18</b>	<b>\$ 29,292.86</b>	<b>\$ 15,793.01</b>	<b>\$ 13,771.63</b>	<b>\$ 3,338.64</b>	<b>\$ 10,314.15</b>	<b>\$ 94,469.47</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #2.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #2.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK K2(A) - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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



AFTER RECORDING<sup>1</sup> RETURN TO

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 – BLOCK K2(A) - LOT TYPE COMMERCIAL 2**  
**PRINCIPAL ASSESSMENT: \$368,938.78**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

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.

<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 Dallas County.



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK K2(A) LOT TYPE COMMERCIAL 2

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 2,319.91	\$ 14,657.92	\$ 3,158.39	\$ 8,676.93	\$ 1,844.69	\$ 2,927.80	\$ 33,585.64
2027	\$ 2,426.98	\$ 14,518.72	\$ 3,355.79	\$ 8,507.16	\$ 1,817.30	\$ 2,986.36	\$ 33,612.32
2028	\$ 2,676.82	\$ 14,373.10	\$ 3,454.49	\$ 8,326.79	\$ 1,788.39	\$ 3,046.08	\$ 33,665.67
2029	\$ 2,819.59	\$ 14,212.49	\$ 3,651.88	\$ 8,141.11	\$ 1,757.73	\$ 3,107.01	\$ 33,689.81
2030	\$ 3,033.73	\$ 14,018.65	\$ 3,849.28	\$ 7,944.82	\$ 1,725.37	\$ 3,169.15	\$ 33,741.01
2031	\$ 3,247.88	\$ 13,810.08	\$ 4,046.68	\$ 7,737.92	\$ 1,690.96	\$ 3,232.53	\$ 33,766.05
2032	\$ 3,497.71	\$ 13,586.79	\$ 4,244.08	\$ 7,520.41	\$ 1,654.49	\$ 3,297.18	\$ 33,800.66
2033	\$ 3,640.48	\$ 13,346.32	\$ 4,540.18	\$ 7,292.30	\$ 1,615.78	\$ 3,363.12	\$ 33,798.17
2034	\$ 3,961.70	\$ 13,096.04	\$ 4,737.58	\$ 7,048.26	\$ 1,574.87	\$ 3,430.39	\$ 33,848.83
2035	\$ 4,318.60	\$ 12,823.67	\$ 4,934.98	\$ 6,793.62	\$ 1,531.38	\$ 3,498.99	\$ 33,901.24
2036	\$ 4,604.13	\$ 12,526.76	\$ 5,231.08	\$ 6,528.36	\$ 1,485.11	\$ 3,568.97	\$ 33,944.42
2037	\$ 4,925.35	\$ 12,210.23	\$ 5,527.18	\$ 6,247.19	\$ 1,435.93	\$ 3,640.35	\$ 33,986.24
2038	\$ 5,246.57	\$ 11,871.61	\$ 5,823.28	\$ 5,950.10	\$ 1,383.67	\$ 3,713.16	\$ 33,988.39
2039	\$ 5,674.86	\$ 11,510.91	\$ 6,119.37	\$ 5,637.10	\$ 1,328.32	\$ 3,787.42	\$ 34,058.00
2040	\$ 6,103.15	\$ 11,120.76	\$ 6,415.47	\$ 5,308.19	\$ 1,269.35	\$ 3,863.17	\$ 34,080.10
2041	\$ 6,495.75	\$ 10,701.17	\$ 6,810.27	\$ 4,963.36	\$ 1,206.76	\$ 3,940.44	\$ 34,117.75
2042	\$ 6,959.74	\$ 10,254.59	\$ 7,205.07	\$ 4,580.28	\$ 1,140.23	\$ 4,019.24	\$ 34,159.14
2043	\$ 7,495.10	\$ 9,776.11	\$ 7,599.87	\$ 4,174.99	\$ 1,069.40	\$ 4,099.63	\$ 34,215.10
2044	\$ 8,101.85	\$ 9,251.45	\$ 7,994.67	\$ 3,747.50	\$ 993.93	\$ 4,181.62	\$ 34,271.01
2045	\$ 8,637.21	\$ 8,684.32	\$ 8,488.16	\$ 3,297.80	\$ 913.45	\$ 4,265.25	\$ 34,286.20
2046	\$ 9,279.65	\$ 8,079.72	\$ 8,981.66	\$ 2,820.34	\$ 827.82	\$ 4,350.56	\$ 34,339.75
2047	\$ 9,993.47	\$ 7,430.14	\$ 9,475.16	\$ 2,315.12	\$ 736.51	\$ 4,437.57	\$ 34,387.97
2048	\$ 10,778.67	\$ 6,730.60	\$ 9,968.66	\$ 1,782.14	\$ 639.17	\$ 4,526.32	\$ 34,425.56
2049	\$ 11,563.87	\$ 5,976.09	\$ 10,560.86	\$ 1,221.41	\$ 535.43	\$ 4,616.85	\$ 34,474.50
2050	\$ 12,456.14	\$ 5,166.62	\$ 11,153.05	\$ 627.36	\$ 424.81	\$ 4,709.18	\$ 34,537.17
2051	\$ 29,587.80	\$ 4,294.69	\$ -	\$ -	\$ 306.76	\$ 3,262.35	\$ 37,451.60
2052	\$ 31,764.95	\$ 2,223.55	\$ -	\$ -	\$ 158.82	\$ 3,327.60	\$ 37,474.91
<b>Total</b>	<b>\$ 211,611.64</b>	<b>\$ 286,253.10</b>	<b>\$ 157,327.14</b>	<b>\$ 137,190.57</b>	<b>\$ 32,856.46</b>	<b>\$ 100,368.30</b>	<b>\$ 925,607.21</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

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



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK K2(C) - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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



AFTER RECORDING<sup>1</sup> RETURN TO.

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\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 – BLOCK K2(C) - LOT TYPE COMMERCIAL 2**  
**PRINCIPAL ASSESSMENT: \$122,830.71**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

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

<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE

DATE

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas County



[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5 014 of the Texas Property Code including the current information required by Section 5 0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK K2(C) LOT COMMERCIAL 2

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 772.37	\$ 4,880.06	\$ 1,051.52	\$ 2,888.81	\$ 614.15	\$ 974.75	\$ 11,181.66
2027	\$ 808.02	\$ 4,833.71	\$ 1,117.24	\$ 2,832.29	\$ 605.03	\$ 994.25	\$ 11,190.54
2028	\$ 891.19	\$ 4,785.23	\$ 1,150.10	\$ 2,772.24	\$ 595.41	\$ 1,014.13	\$ 11,208.30
2029	\$ 938.72	\$ 4,731.76	\$ 1,215.82	\$ 2,710.42	\$ 585.20	\$ 1,034.41	\$ 11,216.34
2030	\$ 1,010.02	\$ 4,667.22	\$ 1,281.54	\$ 2,645.07	\$ 574.43	\$ 1,055.10	\$ 11,233.39
2031	\$ 1,081.31	\$ 4,597.79	\$ 1,347.26	\$ 2,576.19	\$ 562.97	\$ 1,076.21	\$ 11,241.72
2032	\$ 1,164.49	\$ 4,523.45	\$ 1,412.98	\$ 2,503.77	\$ 550.83	\$ 1,097.73	\$ 11,253.25
2033	\$ 1,212.02	\$ 4,443.39	\$ 1,511.56	\$ 2,427.82	\$ 537.94	\$ 1,119.68	\$ 11,252.42
2034	\$ 1,318.97	\$ 4,360.06	\$ 1,577.28	\$ 2,346.58	\$ 524.32	\$ 1,142.08	\$ 11,269.28
2035	\$ 1,437.79	\$ 4,269.38	\$ 1,643.00	\$ 2,261.80	\$ 509.84	\$ 1,164.92	\$ 11,286.73
2036	\$ 1,532.85	\$ 4,170.53	\$ 1,741.58	\$ 2,173.49	\$ 494.44	\$ 1,188.22	\$ 11,301.11
2037	\$ 1,639.80	\$ 4,065.15	\$ 1,840.16	\$ 2,079.88	\$ 478.07	\$ 1,211.98	\$ 11,315.03
2038	\$ 1,746.74	\$ 3,952.41	\$ 1,938.74	\$ 1,980.97	\$ 460.67	\$ 1,236.22	\$ 11,315.75
2039	\$ 1,889.33	\$ 3,832.33	\$ 2,037.32	\$ 1,876.76	\$ 442.24	\$ 1,260.95	\$ 11,338.92
2040	\$ 2,031.92	\$ 3,702.43	\$ 2,135.90	\$ 1,767.25	\$ 422.60	\$ 1,286.16	\$ 11,346.28
2041	\$ 2,162.63	\$ 3,562.74	\$ 2,267.34	\$ 1,652.45	\$ 401.77	\$ 1,311.89	\$ 11,358.81
2042	\$ 2,317.10	\$ 3,414.06	\$ 2,398.78	\$ 1,524.91	\$ 379.62	\$ 1,338.13	\$ 11,372.60
2043	\$ 2,495.34	\$ 3,254.76	\$ 2,530.22	\$ 1,389.98	\$ 356.04	\$ 1,364.89	\$ 11,391.23
2044	\$ 2,697.35	\$ 3,080.08	\$ 2,661.66	\$ 1,247.65	\$ 330.91	\$ 1,392.19	\$ 11,409.84
2045	\$ 2,875.58	\$ 2,891.27	\$ 2,825.96	\$ 1,097.94	\$ 304.11	\$ 1,420.03	\$ 11,414.90
2046	\$ 3,089.47	\$ 2,689.98	\$ 2,990.26	\$ 938.98	\$ 275.61	\$ 1,448.43	\$ 11,432.72
2047	\$ 3,327.12	\$ 2,473.72	\$ 3,154.56	\$ 770.77	\$ 245.21	\$ 1,477.40	\$ 11,448.78
2048	\$ 3,588.54	\$ 2,240.82	\$ 3,318.86	\$ 593.33	\$ 212.80	\$ 1,506.95	\$ 11,461.29
2049	\$ 3,849.96	\$ 1,989.62	\$ 3,516.02	\$ 406.64	\$ 178.26	\$ 1,537.09	\$ 11,477.59
2050	\$ 4,147.02	\$ 1,720.12	\$ 3,713.18	\$ 208.87	\$ 141.43	\$ 1,567.83	\$ 11,498.45
2051	\$ 9,850.66	\$ 1,429.83	\$ -	\$ -	\$ 102.13	\$ 1,086.13	\$ 12,468.75
2052	\$ 10,575.50	\$ 740.28	\$ -	\$ -	\$ 52.88	\$ 1,107.86	\$ 12,476.52
<b>Total</b>	<b>\$ 70,451.82</b>	<b>\$ 95,302.18</b>	<b>\$ 52,378.89</b>	<b>\$ 45,674.83</b>	<b>\$ 10,938.89</b>	<b>\$ 33,415.60</b>	<b>\$ 308,162.21</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK D1 - LOT TYPE 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<sup>1</sup> RETURN TO·

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 – BLOCK D1 - LOT TYPE MULTI-FAMILY PRINCIPAL  
ASSESSMENT: \$3,601,430.78**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

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.

<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5 0143, Texas Property Code, as amended

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas 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]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK D1 LOT TYPE MULTI-FAMILY

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 16,665.63	\$ 105,298.59	\$ 41,782.06	\$ 114,786.41	\$ 18,007.15	\$ 26,710.78	\$ 323,250.63
2027	\$ 17,434.82	\$ 104,298.66	\$ 44,393.44	\$ 112,540.62	\$ 17,714.92	\$ 27,245.00	\$ 323,627.44
2028	\$ 19,229.58	\$ 103,252.57	\$ 45,699.12	\$ 110,154.48	\$ 17,405.77	\$ 27,789.90	\$ 323,531.41
2029	\$ 20,255.15	\$ 102,098.79	\$ 48,310.50	\$ 107,698.15	\$ 17,081.13	\$ 28,345.69	\$ 323,789.42
2030	\$ 21,793.52	\$ 100,706.25	\$ 50,921.88	\$ 105,101.46	\$ 16,738.30	\$ 28,912.61	\$ 324,174.02
2031	\$ 23,331.89	\$ 99,207.95	\$ 53,533.26	\$ 102,364.41	\$ 16,374.73	\$ 29,490.86	\$ 324,303.08
2032	\$ 25,126.65	\$ 97,603.88	\$ 56,144.64	\$ 99,486.99	\$ 15,990.40	\$ 30,080.68	\$ 324,433.23
2033	\$ 26,152.22	\$ 95,876.42	\$ 60,061.71	\$ 96,469.22	\$ 15,584.04	\$ 30,682.29	\$ 324,825.91
2034	\$ 28,459.77	\$ 94,078.46	\$ 62,673.08	\$ 93,240.90	\$ 15,152.97	\$ 31,295.94	\$ 324,901.13
2035	\$ 31,023.72	\$ 92,121.85	\$ 65,284.46	\$ 89,872.22	\$ 14,697.31	\$ 31,921.86	\$ 324,921.42
2036	\$ 33,074.87	\$ 89,988.97	\$ 69,201.53	\$ 86,363.18	\$ 14,215.77	\$ 32,560.29	\$ 325,404.61
2037	\$ 35,382.42	\$ 87,715.07	\$ 73,118.60	\$ 82,643.60	\$ 13,704.39	\$ 33,211.50	\$ 325,775.58
2038	\$ 37,689.97	\$ 85,282.53	\$ 77,035.67	\$ 78,713.48	\$ 13,161.88	\$ 33,875.73	\$ 325,759.25
2039	\$ 40,766.70	\$ 82,691.34	\$ 80,952.73	\$ 74,572.81	\$ 12,588.25	\$ 34,553.24	\$ 326,125.09
2040	\$ 43,843.43	\$ 79,888.63	\$ 84,869.80	\$ 70,221.60	\$ 11,979.66	\$ 35,244.31	\$ 326,047.43
2041	\$ 46,663.77	\$ 76,874.40	\$ 90,092.56	\$ 65,659.85	\$ 11,336.09	\$ 35,949.19	\$ 326,575.86
2042	\$ 49,996.90	\$ 73,666.26	\$ 95,315.32	\$ 60,592.14	\$ 10,652.31	\$ 36,668.18	\$ 326,891.10
2043	\$ 53,842.81	\$ 70,228.98	\$ 100,538.07	\$ 55,230.66	\$ 9,925.75	\$ 37,401.54	\$ 327,167.81
2044	\$ 58,201.52	\$ 66,459.98	\$ 105,760.83	\$ 49,575.39	\$ 9,153.84	\$ 38,149.57	\$ 327,301.13
2045	\$ 62,047.43	\$ 62,385.87	\$ 112,289.28	\$ 43,626.34	\$ 8,334.03	\$ 38,912.56	\$ 327,595.52
2046	\$ 66,662.53	\$ 58,042.55	\$ 118,817.72	\$ 37,310.07	\$ 7,462.35	\$ 39,690.81	\$ 327,986.04
2047	\$ 71,790.42	\$ 53,376.18	\$ 125,346.17	\$ 30,626.57	\$ 6,534.95	\$ 40,484.63	\$ 328,158.91
2048	\$ 77,431.09	\$ 48,350.85	\$ 131,874.62	\$ 23,575.85	\$ 5,549.26	\$ 41,294.32	\$ 328,075.99
2049	\$ 83,071.77	\$ 42,930.67	\$ 139,708.75	\$ 16,157.90	\$ 4,502.73	\$ 42,120.21	\$ 328,492.04
2050	\$ 89,481.63	\$ 37,115.65	\$ 147,542.89	\$ 8,299.29	\$ 3,388.83	\$ 42,962.61	\$ 328,790.89
2051	\$ 212,550.91	\$ 30,851.93	\$ -	\$ -	\$ 2,203.71	\$ 23,435.87	\$ 269,042.42
2052	\$ 228,190.97	\$ 15,973.37	\$ -	\$ -	\$ 1,140.95	\$ 23,904.59	\$ 269,209.88
<b>Total</b>	<b>\$ 1,520,162.09</b>	<b>\$ 2,056,366.64</b>	<b>\$ 2,081,268.69</b>	<b>\$ 1,814,883.60</b>	<b>\$ 310,581.48</b>	<b>\$ 902,894.75</b>	<b>\$ 8,686,157.25</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK F - LOT TYPE 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<sup>1</sup> RETURN TO.

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\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 – BLOCK F - LOT TYPE MULTI-FAMILY PRINCIPAL  
ASSESSMENT: \$3,171,609.23**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

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.

<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 Dallas 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]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK F LOT TYPE MULTI-FAMILY

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 19,943.29	\$ 126,007.85	\$ 27,151.30	\$ 74,591.84	\$ 15,858.05	\$ 25,169.06	\$ 288,721.39
2027	\$ 20,863.75	\$ 124,811.25	\$ 28,848.26	\$ 73,132.46	\$ 15,622.57	\$ 25,672.44	\$ 288,950.73
2028	\$ 23,011.49	\$ 123,559.43	\$ 29,696.74	\$ 71,581.86	\$ 15,374.01	\$ 26,185.89	\$ 289,409.42
2029	\$ 24,238.77	\$ 122,178.74	\$ 31,393.69	\$ 69,985.66	\$ 15,110.47	\$ 26,709.61	\$ 289,616.94
2030	\$ 26,079.69	\$ 120,512.32	\$ 33,090.65	\$ 68,298.25	\$ 14,832.31	\$ 27,243.80	\$ 290,057.02
2031	\$ 27,920.61	\$ 118,719.34	\$ 34,787.61	\$ 66,519.63	\$ 14,536.46	\$ 27,788.67	\$ 290,272.32
2032	\$ 30,068.35	\$ 116,799.80	\$ 36,484.56	\$ 64,649.80	\$ 14,222.92	\$ 28,344.45	\$ 290,569.87
2033	\$ 31,295.63	\$ 114,732.60	\$ 39,030.00	\$ 62,688.75	\$ 13,890.15	\$ 28,911.34	\$ 290,548.47
2034	\$ 34,057.00	\$ 112,581.03	\$ 40,726.95	\$ 60,590.89	\$ 13,538.52	\$ 29,489.56	\$ 290,983.96
2035	\$ 37,125.20	\$ 110,239.61	\$ 42,423.91	\$ 58,401.82	\$ 13,164.60	\$ 30,079.35	\$ 291,434.50
2036	\$ 39,579.76	\$ 107,687.25	\$ 44,969.35	\$ 56,121.53	\$ 12,766.86	\$ 30,680.94	\$ 291,805.69
2037	\$ 42,341.14	\$ 104,966.14	\$ 47,514.78	\$ 53,704.43	\$ 12,344.11	\$ 31,294.56	\$ 292,165.17
2038	\$ 45,102.52	\$ 102,055.19	\$ 50,060.21	\$ 51,150.51	\$ 11,894.83	\$ 31,920.45	\$ 292,183.72
2039	\$ 48,784.36	\$ 98,954.39	\$ 52,605.65	\$ 48,459.77	\$ 11,419.02	\$ 32,558.86	\$ 292,782.05
2040	\$ 52,466.20	\$ 95,600.47	\$ 55,151.08	\$ 45,632.22	\$ 10,912.07	\$ 33,210.04	\$ 292,972.07
2041	\$ 55,841.21	\$ 91,993.42	\$ 58,545.00	\$ 42,667.85	\$ 10,373.98	\$ 33,874.24	\$ 293,295.70
2042	\$ 59,829.87	\$ 88,154.33	\$ 61,938.91	\$ 39,374.69	\$ 9,802.05	\$ 34,551.72	\$ 293,651.58
2043	\$ 64,432.17	\$ 84,041.03	\$ 65,332.82	\$ 35,890.63	\$ 9,193.21	\$ 35,242.76	\$ 294,132.62
2044	\$ 69,648.11	\$ 79,530.78	\$ 68,726.74	\$ 32,215.66	\$ 8,544.38	\$ 35,947.61	\$ 294,613.27
2045	\$ 74,250.41	\$ 74,655.41	\$ 72,969.13	\$ 28,349.78	\$ 7,852.51	\$ 36,666.56	\$ 294,743.79
2046	\$ 79,773.16	\$ 69,457.88	\$ 77,211.52	\$ 24,245.26	\$ 7,116.41	\$ 37,399.90	\$ 295,204.13
2047	\$ 85,909.56	\$ 63,873.76	\$ 81,453.91	\$ 19,902.12	\$ 6,331.49	\$ 38,147.89	\$ 295,618.73
2048	\$ 92,659.60	\$ 57,860.09	\$ 85,696.30	\$ 15,320.33	\$ 5,494.67	\$ 38,910.85	\$ 295,941.85
2049	\$ 99,409.64	\$ 51,373.92	\$ 90,787.17	\$ 10,499.92	\$ 4,602.89	\$ 39,689.07	\$ 296,362.60
2050	\$ 107,080.13	\$ 44,415.24	\$ 95,878.04	\$ 5,393.14	\$ 3,651.91	\$ 40,482.85	\$ 296,901.31
2051	\$ 254,353.67	\$ 36,919.63	\$ -	\$ -	\$ 2,637.12	\$ 28,045.04	\$ 321,955.46
2052	\$ 273,069.68	\$ 19,114.88	\$ -	\$ -	\$ 1,365.35	\$ 28,605.94	\$ 322,155.85
<b>Total</b>	<b>\$ 1,819,134.96</b>	<b>\$ 2,460,795.78</b>	<b>\$ 1,352,474.27</b>	<b>\$ 1,179,368.81</b>	<b>\$ 282,452.94</b>	<b>\$ 862,823.46</b>	<b>\$ 7,957,050.21</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK G1 - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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



AFTER RECORDING<sup>1</sup> RETURN TO:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 – BLOCK G1 - LOT TYPE COMMERCIAL 2 PRINCIPAL  
ASSESSMENT: \$67,445.22**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

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.

<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE \_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas 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]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK G1 LOT TYPE COMMERCIAL 2

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 424.10	\$ 2,679.59	\$ 577.38	\$ 1,586.22	\$ 337.23	\$ 535.23	\$ 6,139.75
2027	\$ 443.67	\$ 2,654.15	\$ 613.47	\$ 1,555.18	\$ 332.22	\$ 545.93	\$ 6,144.62
2028	\$ 489.35	\$ 2,627.53	\$ 631.51	\$ 1,522.21	\$ 326.93	\$ 556.85	\$ 6,154.38
2029	\$ 515.44	\$ 2,598.17	\$ 667.60	\$ 1,488.27	\$ 321.33	\$ 567.99	\$ 6,158.79
2030	\$ 554.59	\$ 2,562.73	\$ 703.68	\$ 1,452.38	\$ 315.41	\$ 579.35	\$ 6,168.15
2031	\$ 593.74	\$ 2,524.60	\$ 739.77	\$ 1,414.56	\$ 309.12	\$ 590.93	\$ 6,172.73
2032	\$ 639.41	\$ 2,483.78	\$ 775.86	\$ 1,374.80	\$ 302.45	\$ 602.75	\$ 6,179.06
2033	\$ 665.51	\$ 2,439.82	\$ 829.98	\$ 1,333.10	\$ 295.38	\$ 614.81	\$ 6,178.60
2034	\$ 724.23	\$ 2,394.07	\$ 866.07	\$ 1,288.48	\$ 287.90	\$ 627.10	\$ 6,187.86
2035	\$ 789.48	\$ 2,344.28	\$ 902.16	\$ 1,241.93	\$ 279.95	\$ 639.65	\$ 6,197.44
2036	\$ 841.68	\$ 2,290.00	\$ 956.29	\$ 1,193.44	\$ 271.49	\$ 652.44	\$ 6,205.34
2037	\$ 900.40	\$ 2,232.14	\$ 1,010.42	\$ 1,142.04	\$ 262.50	\$ 665.49	\$ 6,212.98
2038	\$ 959.12	\$ 2,170.23	\$ 1,064.55	\$ 1,087.73	\$ 252.95	\$ 678.80	\$ 6,213.37
2039	\$ 1,037.41	\$ 2,104.29	\$ 1,118.67	\$ 1,030.51	\$ 242.83	\$ 692.37	\$ 6,226.10
2040	\$ 1,115.71	\$ 2,032.97	\$ 1,172.80	\$ 970.38	\$ 232.05	\$ 706.22	\$ 6,230.14
2041	\$ 1,187.48	\$ 1,956.27	\$ 1,244.98	\$ 907.34	\$ 220.61	\$ 720.35	\$ 6,237.02
2042	\$ 1,272.30	\$ 1,874.63	\$ 1,317.15	\$ 837.31	\$ 208.44	\$ 734.75	\$ 6,244.59
2043	\$ 1,370.17	\$ 1,787.16	\$ 1,389.32	\$ 763.23	\$ 195.50	\$ 749.45	\$ 6,254.82
2044	\$ 1,481.09	\$ 1,691.25	\$ 1,461.49	\$ 685.08	\$ 181.70	\$ 764.44	\$ 6,265.04
2045	\$ 1,578.96	\$ 1,587.57	\$ 1,551.71	\$ 602.87	\$ 166.99	\$ 779.73	\$ 6,267.82
2046	\$ 1,696.40	\$ 1,477.04	\$ 1,641.93	\$ 515.58	\$ 151.33	\$ 795.32	\$ 6,277.60
2047	\$ 1,826.89	\$ 1,358.29	\$ 1,732.14	\$ 423.22	\$ 134.64	\$ 811.23	\$ 6,286.42
2048	\$ 1,970.43	\$ 1,230.41	\$ 1,822.36	\$ 325.79	\$ 116.85	\$ 827.45	\$ 6,293.29
2049	\$ 2,113.98	\$ 1,092.48	\$ 1,930.62	\$ 223.28	\$ 97.88	\$ 844.00	\$ 6,302.24
2050	\$ 2,277.09	\$ 944.50	\$ 2,038.88	\$ 114.69	\$ 77.66	\$ 860.88	\$ 6,313.70
2051	\$ 5,408.91	\$ 785.11	-	-	\$ 56.08	\$ 596.39	\$ 6,846.48
2052	\$ 5,806.91	\$ 406.48	-	-	\$ 29.03	\$ 608.31	\$ 6,850.74
<b>Total</b>	<b>\$ 38,684.45</b>	<b>\$ 52,329.56</b>	<b>\$ 28,760.77</b>	<b>\$ 25,079.63</b>	<b>\$ 6,006.45</b>	<b>\$ 18,348.20</b>	<b>\$ 169,209.07</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK L2 - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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



AFTER RECORDING<sup>1</sup> RETURN TO

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

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STREET ADDRESS

**IMPROVEMENT AREA #3 – BLOCK L2 - LOT TYPE COMMERCIAL 2 PRINCIPAL  
ASSESSMENT: \$406,051.92**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE.

DATE

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas County



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK L2 LOT TYPE COMMERCIAL 2

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 2,553.28	\$ 16,132.42	\$ 3,476.10	\$ 9,549.78	\$ 2,030.26	\$ 3,222.32	\$ 36,964.16
2027	\$ 2,671.13	\$ 15,979.22	\$ 3,693.36	\$ 9,362.94	\$ 2,000.11	\$ 3,286.77	\$ 36,993.52
2028	\$ 2,946.09	\$ 15,818.95	\$ 3,801.99	\$ 9,164.42	\$ 1,968.29	\$ 3,352.50	\$ 37,052.25
2029	\$ 3,103.22	\$ 15,642.19	\$ 4,019.24	\$ 8,960.06	\$ 1,934.55	\$ 3,419.55	\$ 37,078.82
2030	\$ 3,338.91	\$ 15,428.84	\$ 4,236.50	\$ 8,744.03	\$ 1,898.94	\$ 3,487.94	\$ 37,135.16
2031	\$ 3,574.59	\$ 15,199.29	\$ 4,453.76	\$ 8,516.32	\$ 1,861.06	\$ 3,557.70	\$ 37,162.72
2032	\$ 3,849.56	\$ 14,953.54	\$ 4,671.01	\$ 8,276.93	\$ 1,820.92	\$ 3,628.86	\$ 37,200.82
2033	\$ 4,006.69	\$ 14,688.88	\$ 4,996.90	\$ 8,025.86	\$ 1,778.32	\$ 3,701.43	\$ 37,198.08
2034	\$ 4,360.22	\$ 14,413.42	\$ 5,214.15	\$ 7,757.28	\$ 1,733.30	\$ 3,775.46	\$ 37,253.83
2035	\$ 4,753.03	\$ 14,113.66	\$ 5,431.41	\$ 7,477.01	\$ 1,685.43	\$ 3,850.97	\$ 37,311.51
2036	\$ 5,067.28	\$ 13,786.89	\$ 5,757.29	\$ 7,185.08	\$ 1,634.50	\$ 3,927.99	\$ 37,359.04
2037	\$ 5,420.81	\$ 13,438.51	\$ 6,083.18	\$ 6,875.62	\$ 1,580.38	\$ 4,006.55	\$ 37,405.06
2038	\$ 5,774.34	\$ 13,065.83	\$ 6,409.06	\$ 6,548.65	\$ 1,522.86	\$ 4,086.68	\$ 37,407.43
2039	\$ 6,245.72	\$ 12,668.84	\$ 6,734.95	\$ 6,204.16	\$ 1,461.94	\$ 4,168.42	\$ 37,484.04
2040	\$ 6,717.09	\$ 12,239.45	\$ 7,060.83	\$ 5,842.16	\$ 1,397.04	\$ 4,251.78	\$ 37,508.36
2041	\$ 7,149.19	\$ 11,777.65	\$ 7,495.35	\$ 5,462.64	\$ 1,328.15	\$ 4,336.82	\$ 37,549.80
2042	\$ 7,659.85	\$ 11,286.14	\$ 7,929.86	\$ 5,041.03	\$ 1,254.93	\$ 4,423.56	\$ 37,595.36
2043	\$ 8,249.06	\$ 10,759.53	\$ 8,364.37	\$ 4,594.97	\$ 1,176.98	\$ 4,512.03	\$ 37,656.95
2044	\$ 8,916.85	\$ 10,182.09	\$ 8,798.88	\$ 4,124.48	\$ 1,093.91	\$ 4,602.27	\$ 37,718.48
2045	\$ 9,506.06	\$ 9,557.92	\$ 9,342.03	\$ 3,629.54	\$ 1,005.33	\$ 4,694.31	\$ 37,735.19
2046	\$ 10,213.13	\$ 8,892.49	\$ 9,885.17	\$ 3,104.05	\$ 911.09	\$ 4,788.20	\$ 37,794.13
2047	\$ 10,998.75	\$ 8,177.57	\$ 10,428.31	\$ 2,548.01	\$ 810.60	\$ 4,883.96	\$ 37,847.21
2048	\$ 11,862.94	\$ 7,407.66	\$ 10,971.45	\$ 1,961.42	\$ 703.47	\$ 4,981.64	\$ 37,888.58
2049	\$ 12,727.13	\$ 6,577.25	\$ 11,623.22	\$ 1,344.27	\$ 589.29	\$ 5,081.28	\$ 37,942.44
2050	\$ 13,709.16	\$ 5,686.35	\$ 12,274.99	\$ 690.47	\$ 467.54	\$ 5,182.90	\$ 38,011.41
2051	\$ 32,564.16	\$ 4,726.71	\$ -	\$ -	\$ 337.62	\$ 3,590.53	\$ 41,219.02
2052	\$ 34,960.32	\$ 2,447.22	\$ -	\$ -	\$ 174.80	\$ 3,662.34	\$ 41,244.68
<b>Total</b>	<b>\$ 232,898.57</b>	<b>\$ 315,048.54</b>	<b>\$ 173,153.36</b>	<b>\$ 150,991.16</b>	<b>\$ 36,161.63</b>	<b>\$ 110,464.78</b>	<b>\$ 1,018,718.04</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK L3 - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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



AFTER RECORDING<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**IMPROVEMENT AREA #3 – BLOCK L3 - LOT TYPE COMMERCIAL 2 PRINCIPAL  
ASSESSMENT: \$1,352,152.91**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE:

DATE

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas 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]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK L3 LOT TYPE COMMERCIAL 2

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 8,502.43	\$ 53,720.96	\$ 11,575.42	\$ 31,800.76	\$ 6,760.76	\$ 10,730.33	\$ 123,090.66
2027	\$ 8,894.85	\$ 53,210.81	\$ 12,298.89	\$ 31,178.58	\$ 6,660.38	\$ 10,944.94	\$ 123,188.43
2028	\$ 9,810.49	\$ 52,677.12	\$ 12,660.62	\$ 30,517.51	\$ 6,554.41	\$ 11,163.84	\$ 123,383.99
2029	\$ 10,333.72	\$ 52,088.49	\$ 13,384.08	\$ 29,837.00	\$ 6,442.05	\$ 11,387.11	\$ 123,472.46
2030	\$ 11,118.56	\$ 51,378.05	\$ 14,107.54	\$ 29,117.61	\$ 6,323.46	\$ 11,614.85	\$ 123,660.08
2031	\$ 11,903.40	\$ 50,613.65	\$ 14,831.01	\$ 28,359.33	\$ 6,197.33	\$ 11,847.15	\$ 123,751.87
2032	\$ 12,819.05	\$ 49,795.29	\$ 15,554.47	\$ 27,562.16	\$ 6,063.66	\$ 12,084.09	\$ 123,878.72
2033	\$ 13,342.27	\$ 48,913.98	\$ 16,639.67	\$ 26,726.11	\$ 5,921.79	\$ 12,325.78	\$ 123,869.60
2034	\$ 14,519.53	\$ 47,996.70	\$ 17,363.13	\$ 25,831.73	\$ 5,771.88	\$ 12,572.29	\$ 124,055.26
2035	\$ 15,827.60	\$ 46,998.48	\$ 18,086.60	\$ 24,898.46	\$ 5,612.47	\$ 12,823.74	\$ 124,247.34
2036	\$ 16,874.05	\$ 45,910.33	\$ 19,171.79	\$ 23,926.31	\$ 5,442.90	\$ 13,080.21	\$ 124,405.59
2037	\$ 18,051.31	\$ 44,750.24	\$ 20,256.99	\$ 22,895.82	\$ 5,262.67	\$ 13,341.82	\$ 124,558.84
2038	\$ 19,228.57	\$ 43,509.21	\$ 21,342.18	\$ 21,807.01	\$ 5,071.13	\$ 13,608.65	\$ 124,566.75
2039	\$ 20,798.25	\$ 42,187.25	\$ 22,427.38	\$ 20,659.87	\$ 4,868.27	\$ 13,880.83	\$ 124,821.84
2040	\$ 22,367.93	\$ 40,757.37	\$ 23,512.57	\$ 19,454.39	\$ 4,652.15	\$ 14,158.44	\$ 124,902.85
2041	\$ 23,806.80	\$ 39,219.57	\$ 24,959.50	\$ 18,190.59	\$ 4,422.74	\$ 14,441.61	\$ 125,040.82
2042	\$ 25,507.28	\$ 37,582.86	\$ 26,406.43	\$ 16,786.62	\$ 4,178.91	\$ 14,730.44	\$ 125,192.55
2043	\$ 27,469.38	\$ 35,829.23	\$ 27,853.36	\$ 15,301.26	\$ 3,919.34	\$ 15,025.05	\$ 125,397.63
2044	\$ 29,693.09	\$ 33,906.37	\$ 29,300.29	\$ 13,734.51	\$ 3,642.73	\$ 15,325.55	\$ 125,602.55
2045	\$ 31,655.19	\$ 31,827.86	\$ 31,108.94	\$ 12,086.37	\$ 3,347.76	\$ 15,632.07	\$ 125,658.19
2046	\$ 34,009.71	\$ 29,611.99	\$ 32,917.60	\$ 10,336.49	\$ 3,033.94	\$ 15,944.71	\$ 125,854.45
2047	\$ 36,625.84	\$ 27,231.31	\$ 34,726.26	\$ 8,484.87	\$ 2,699.30	\$ 16,263.60	\$ 126,031.20
2048	\$ 39,503.59	\$ 24,667.51	\$ 36,534.92	\$ 6,531.52	\$ 2,342.54	\$ 16,588.87	\$ 126,168.96
2049	\$ 42,381.33	\$ 21,902.25	\$ 38,705.31	\$ 4,476.43	\$ 1,962.35	\$ 16,920.65	\$ 126,348.34
2050	\$ 45,651.50	\$ 18,935.56	\$ 40,875.71	\$ 2,299.26	\$ 1,556.92	\$ 17,259.06	\$ 126,578.01
2051	\$ 108,438.66	\$ 15,739.96	\$ -	\$ -	\$ 1,124.28	\$ 11,956.45	\$ 137,259.35
2052	\$ 116,417.86	\$ 8,149.25	\$ -	\$ -	\$ 582.09	\$ 12,195.58	\$ 137,344.78
<b>Total</b>	<b>\$ 775,552.24</b>	<b>\$ 1,049,111.64</b>	<b>\$ 576,600.67</b>	<b>\$ 502,800.58</b>	<b>\$ 120,418.23</b>	<b>\$ 367,847.73</b>	<b>\$ 3,392,331.08</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK H1 (PARTIAL) (480041500A0020000) 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<sup>1</sup> RETURN TO·

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

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STREET ADDRESS

**IMPROVEMENT AREA #3 BLOCK H1 (PARTIAL) (4800451500A0020000) PRINCIPAL  
ASSESSMENT: \$45,173.28**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE

DATE

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.



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

DATE

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK H1 (PARTIAL)**  
**(4800451500A0020000)**

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 284.05	\$ 1,794.73	\$ 386.72	\$ 1,062.41	\$ 225.87	\$ 358.48	\$ 4,112.26
2027	\$ 297.16	\$ 1,777.69	\$ 410.89	\$ 1,041.63	\$ 222.51	\$ 365.65	\$ 4,115.53
2028	\$ 327.75	\$ 1,759.86	\$ 422.97	\$ 1,019.54	\$ 218.97	\$ 372.97	\$ 4,122.06
2029	\$ 345.23	\$ 1,740.19	\$ 447.14	\$ 996.81	\$ 215.22	\$ 380.43	\$ 4,125.02
2030	\$ 371.45	\$ 1,716.46	\$ 471.31	\$ 972.77	\$ 211.26	\$ 388.03	\$ 4,131.29
2031	\$ 397.67	\$ 1,690.92	\$ 495.48	\$ 947.44	\$ 207.04	\$ 395.79	\$ 4,134.35
2032	\$ 428.26	\$ 1,663.58	\$ 519.65	\$ 920.81	\$ 202.58	\$ 403.71	\$ 4,138.59
2033	\$ 445.74	\$ 1,634.14	\$ 555.90	\$ 892.88	\$ 197.84	\$ 411.78	\$ 4,138.29
2034	\$ 485.07	\$ 1,603.49	\$ 580.07	\$ 863.00	\$ 192.83	\$ 420.02	\$ 4,144.49
2035	\$ 528.77	\$ 1,570.14	\$ 604.24	\$ 831.82	\$ 187.50	\$ 428.42	\$ 4,150.91
2036	\$ 563.74	\$ 1,533.79	\$ 640.50	\$ 799.34	\$ 181.84	\$ 436.99	\$ 4,156.19
2037	\$ 603.07	\$ 1,495.03	\$ 676.75	\$ 764.91	\$ 175.82	\$ 445.73	\$ 4,161.31
2038	\$ 642.40	\$ 1,453.57	\$ 713.01	\$ 728.54	\$ 169.42	\$ 454.64	\$ 4,161.58
2039	\$ 694.84	\$ 1,409.41	\$ 749.26	\$ 690.21	\$ 162.64	\$ 463.74	\$ 4,170.10
2040	\$ 747.28	\$ 1,361.64	\$ 785.52	\$ 649.94	\$ 155.42	\$ 473.01	\$ 4,172.81
2041	\$ 795.35	\$ 1,310.26	\$ 833.86	\$ 607.72	\$ 147.76	\$ 482.47	\$ 4,177.41
2042	\$ 852.16	\$ 1,255.58	\$ 882.20	\$ 560.81	\$ 139.61	\$ 492.12	\$ 4,182.48
2043	\$ 917.71	\$ 1,197.00	\$ 930.54	\$ 511.19	\$ 130.94	\$ 501.96	\$ 4,189.34
2044	\$ 992.00	\$ 1,132.76	\$ 978.88	\$ 458.85	\$ 121.70	\$ 512.00	\$ 4,196.18
2045	\$ 1,057.55	\$ 1,063.32	\$ 1,039.30	\$ 403.79	\$ 111.84	\$ 522.24	\$ 4,198.04
2046	\$ 1,136.21	\$ 989.29	\$ 1,099.72	\$ 345.33	\$ 101.36	\$ 532.69	\$ 4,204.60
2047	\$ 1,223.61	\$ 909.75	\$ 1,160.15	\$ 283.47	\$ 90.18	\$ 543.34	\$ 4,210.50
2048	\$ 1,319.75	\$ 824.10	\$ 1,220.57	\$ 218.21	\$ 78.26	\$ 554.21	\$ 4,215.10
2049	\$ 1,415.89	\$ 731.72	\$ 1,293.08	\$ 149.55	\$ 65.56	\$ 565.29	\$ 4,221.10
2050	\$ 1,525.14	\$ 632.61	\$ 1,365.59	\$ 76.81	\$ 52.01	\$ 576.60	\$ 4,228.77
2051	\$ 3,622.76	\$ 525.85	\$ -	\$ -	\$ 37.56	\$ 399.45	\$ 4,585.62
2052	\$ 3,889.34	\$ 272.25	\$ -	\$ -	\$ 19.45	\$ 407.43	\$ 4,588.47
<b>Total</b>	<b>\$ 25,909.97</b>	<b>\$ 35,049.15</b>	<b>\$ 19,263.31</b>	<b>\$ 16,797.77</b>	<b>\$ 4,022.98</b>	<b>\$ 12,289.21</b>	<b>\$ 113,332.38</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
BLOCK H1 (PARTIAL) (480041500A0030000) 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<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**IMPROVEMENT AREA #3 BLOCK H1 (PARTIAL) (480041500A0030000) PRINCIPAL  
ASSESSMENT: \$47,203.54**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE \_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas County.



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

DATE·

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK H1 (PARTIAL)  
(480041500A0030000)**

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>		Major Improvement Area Bonds <sup>[c]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[d]</sup>	Additional Interest	Annual Collection Costs	Total Installment <sup>[e]</sup>
2026	\$ 296.82	\$ 1,875.39	\$ 404.10	\$ 1,110.16	\$ 236.02	\$ 374.59	\$ 4,297.08
2027	\$ 310.52	\$ 1,857.58	\$ 429.35	\$ 1,088.44	\$ 232.51	\$ 382.09	\$ 4,300.50
2028	\$ 342.48	\$ 1,838.95	\$ 441.98	\$ 1,065.36	\$ 228.81	\$ 389.73	\$ 4,307.32
2029	\$ 360.75	\$ 1,818.40	\$ 467.24	\$ 1,041.61	\$ 224.89	\$ 397.52	\$ 4,310.41
2030	\$ 388.15	\$ 1,793.60	\$ 492.49	\$ 1,016.49	\$ 220.75	\$ 405.47	\$ 4,316.96
2031	\$ 415.55	\$ 1,766.92	\$ 517.75	\$ 990.02	\$ 216.35	\$ 413.58	\$ 4,320.17
2032	\$ 447.51	\$ 1,738.35	\$ 543.01	\$ 962.19	\$ 211.68	\$ 421.85	\$ 4,324.60
2033	\$ 465.78	\$ 1,707.58	\$ 580.89	\$ 933.01	\$ 206.73	\$ 430.29	\$ 4,324.28
2034	\$ 506.88	\$ 1,675.56	\$ 606.15	\$ 901.78	\$ 201.50	\$ 438.90	\$ 4,330.76
2035	\$ 552.54	\$ 1,640.71	\$ 631.40	\$ 869.20	\$ 195.93	\$ 447.68	\$ 4,337.46
2036	\$ 589.07	\$ 1,602.73	\$ 669.29	\$ 835.27	\$ 190.01	\$ 456.63	\$ 4,342.99
2037	\$ 630.17	\$ 1,562.23	\$ 707.17	\$ 799.29	\$ 183.72	\$ 465.76	\$ 4,348.34
2038	\$ 671.27	\$ 1,518.90	\$ 745.05	\$ 761.28	\$ 177.03	\$ 475.08	\$ 4,348.61
2039	\$ 726.06	\$ 1,472.75	\$ 782.94	\$ 721.23	\$ 169.95	\$ 484.58	\$ 4,357.52
2040	\$ 780.86	\$ 1,422.84	\$ 820.82	\$ 679.15	\$ 162.41	\$ 494.27	\$ 4,360.35
2041	\$ 831.09	\$ 1,369.15	\$ 871.33	\$ 635.03	\$ 154.40	\$ 504.16	\$ 4,365.16
2042	\$ 890.46	\$ 1,312.01	\$ 921.85	\$ 586.02	\$ 145.89	\$ 514.24	\$ 4,370.46
2043	\$ 958.95	\$ 1,250.80	\$ 972.36	\$ 534.17	\$ 136.82	\$ 524.52	\$ 4,377.62
2044	\$ 1,036.58	\$ 1,183.67	\$ 1,022.87	\$ 479.47	\$ 127.17	\$ 535.01	\$ 4,384.77
2045	\$ 1,105.08	\$ 1,111.11	\$ 1,086.01	\$ 421.93	\$ 116.87	\$ 545.71	\$ 4,386.72
2046	\$ 1,187.28	\$ 1,033.75	\$ 1,149.15	\$ 360.85	\$ 105.91	\$ 556.63	\$ 4,393.57
2047	\$ 1,278.60	\$ 950.64	\$ 1,212.29	\$ 296.21	\$ 94.23	\$ 567.76	\$ 4,399.74
2048	\$ 1,379.07	\$ 861.14	\$ 1,275.43	\$ 228.01	\$ 81.78	\$ 579.12	\$ 4,404.55
2049	\$ 1,479.53	\$ 764.61	\$ 1,351.20	\$ 156.27	\$ 68.51	\$ 590.70	\$ 4,410.81
2050	\$ 1,593.69	\$ 661.04	\$ 1,426.97	\$ 80.27	\$ 54.35	\$ 602.51	\$ 4,418.83
2051	\$ 3,785.58	\$ 549.48	\$ -	\$ -	\$ 39.25	\$ 417.40	\$ 4,791.71
2052	\$ 4,064.14	\$ 284.49	\$ -	\$ -	\$ 20.32	\$ 425.75	\$ 4,794.69
<b>Total</b>	<b>\$ 27,074.46</b>	<b>\$ 36,624.39</b>	<b>\$ 20,129.08</b>	<b>\$ 17,552.72</b>	<b>\$ 4,203.79</b>	<b>\$ 12,841.53</b>	<b>\$ 118,425.97</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –  
REMAINDER AREA 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<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**IMPROVEMENT AREA #3 REMAINDER AREA PRINCIPAL ASSESSMENT:  
\$1,207,519.81**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE

DATE

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas County.



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

DATE·

DATE·

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

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COUNTY OF \_\_\_\_\_

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 REMAINDER AREA

Installments Due January 31,	Improvement Areas #2-3 Bonds <sup>[a]</sup>				
	Principal	Interest <sup>[b]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[c]</sup>
2026	\$ 13,238.12	\$ 83,642.49	\$ 6,037.60	\$ 11,347.00	\$ 114,265.20
2027	\$ 13,849.11	\$ 82,848.20	\$ 5,971.41	\$ 11,573.94	\$ 114,242.66
2028	\$ 15,274.75	\$ 82,017.25	\$ 5,902.16	\$ 11,805.42	\$ 114,999.59
2029	\$ 16,089.40	\$ 81,100.77	\$ 5,825.79	\$ 12,041.53	\$ 115,057.49
2030	\$ 17,311.38	\$ 79,994.62	\$ 5,745.34	\$ 12,282.36	\$ 115,333.71
2031	\$ 18,533.36	\$ 78,804.47	\$ 5,658.79	\$ 12,528.01	\$ 115,524.62
2032	\$ 19,959.01	\$ 77,530.30	\$ 5,566.12	\$ 12,778.57	\$ 115,833.99
2033	\$ 20,773.66	\$ 76,158.12	\$ 5,466.32	\$ 13,034.14	\$ 115,432.24
2034	\$ 22,606.63	\$ 74,729.93	\$ 5,362.46	\$ 13,294.82	\$ 115,993.83
2035	\$ 24,643.26	\$ 73,175.72	\$ 5,249.42	\$ 13,560.72	\$ 116,629.12
2036	\$ 26,272.57	\$ 71,481.50	\$ 5,126.21	\$ 13,831.93	\$ 116,712.20
2037	\$ 28,105.54	\$ 69,675.26	\$ 4,994.84	\$ 14,108.57	\$ 116,884.21
2038	\$ 29,938.51	\$ 67,743.00	\$ 4,854.32	\$ 14,390.74	\$ 116,926.57
2039	\$ 32,382.47	\$ 65,684.73	\$ 4,704.62	\$ 14,678.56	\$ 117,450.38
2040	\$ 34,826.43	\$ 63,458.43	\$ 4,542.71	\$ 14,972.13	\$ 117,799.70
2041	\$ 37,066.72	\$ 61,064.12	\$ 4,368.58	\$ 15,271.57	\$ 117,770.99
2042	\$ 39,714.35	\$ 58,515.78	\$ 4,183.24	\$ 15,577.00	\$ 117,990.37
2043	\$ 42,769.30	\$ 55,785.42	\$ 3,984.67	\$ 15,888.54	\$ 118,427.93
2044	\$ 46,231.57	\$ 52,791.57	\$ 3,770.83	\$ 16,206.31	\$ 119,000.28
2045	\$ 49,286.52	\$ 49,555.36	\$ 3,539.67	\$ 16,530.44	\$ 118,911.99
2046	\$ 52,952.46	\$ 46,105.30	\$ 3,293.24	\$ 16,861.05	\$ 119,212.05
2047	\$ 57,025.73	\$ 42,398.63	\$ 3,028.47	\$ 17,198.27	\$ 119,651.10
2048	\$ 61,506.32	\$ 38,406.83	\$ 2,743.34	\$ 17,542.23	\$ 120,198.73
2049	\$ 65,986.91	\$ 34,101.39	\$ 2,435.81	\$ 17,893.08	\$ 120,417.19
2050	\$ 71,078.50	\$ 29,482.30	\$ 2,105.88	\$ 18,250.94	\$ 120,917.62
2051	\$ 168,836.89	\$ 24,506.81	\$ 1,750.49	\$ 18,615.96	\$ 213,710.14
2052	\$ 181,260.35	\$ 12,688.22	\$ 906.30	\$ 18,988.28	\$ 213,843.16
<b>Total</b>	<b>\$1,207,519.81</b>	<b>\$1,633,446.51</b>	<b>\$ 117,118.63</b>	<b>\$ 401,052.11</b>	<b>\$3,359,137.06</b>

**Footnotes:**

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #4 –  
BLOCK I - LOT TYPE COMMERCIAL 3 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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



AFTER RECORDING<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**IMPROVEMENT AREA #4 – BLOCK I - LOT TYPE COMMERCIAL 3 PRINCIPAL  
ASSESSMENT: \$590,635.20**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.



[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5 0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above

DATE:

DATE.

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 BLOCK I LOT TYPE  
COMMERCIAL 3**

Installments Due January 31,	Major Improvement Area Bonds <sup>[a], [b]</sup>				
	Principal	Interest <sup>[c]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[d]</sup>
2026	\$ 11,857.17	\$ 32,574.79	\$ 2,953.18	\$ 3,526.30	\$ 50,911.43
2027	\$ 12,598.24	\$ 31,937.47	\$ 2,893.89	\$ 3,596.82	\$ 51,026.42
2028	\$ 12,968.78	\$ 31,260.31	\$ 2,830.90	\$ 3,668.76	\$ 50,728.75
2029	\$ 13,709.85	\$ 30,563.24	\$ 2,766.06	\$ 3,742.13	\$ 50,781.28
2030	\$ 14,450.92	\$ 29,826.34	\$ 2,697.51	\$ 3,816.98	\$ 50,791.74
2031	\$ 15,192.00	\$ 29,049.60	\$ 2,625.25	\$ 3,893.32	\$ 50,760.16
2032	\$ 15,933.07	\$ 28,233.03	\$ 2,549.29	\$ 3,971.18	\$ 50,686.57
2033	\$ 17,044.68	\$ 27,376.63	\$ 2,469.63	\$ 4,050.61	\$ 50,941.54
2034	\$ 17,785.75	\$ 26,460.48	\$ 2,384.40	\$ 4,131.62	\$ 50,762.25
2035	\$ 18,526.83	\$ 25,504.49	\$ 2,295.47	\$ 4,214.25	\$ 50,541.04
2036	\$ 19,638.44	\$ 24,508.67	\$ 2,202.84	\$ 4,298.54	\$ 50,648.48
2037	\$ 20,750.04	\$ 23,453.11	\$ 2,104.65	\$ 4,384.51	\$ 50,692.31
2038	\$ 21,861.65	\$ 22,337.79	\$ 2,000.90	\$ 4,472.20	\$ 50,672.54
2039	\$ 22,973.26	\$ 21,162.73	\$ 1,891.59	\$ 4,561.64	\$ 50,589.22
2040	\$ 24,084.87	\$ 19,927.92	\$ 1,776.72	\$ 4,652.87	\$ 50,442.39
2041	\$ 25,567.02	\$ 18,633.35	\$ 1,656.30	\$ 4,745.93	\$ 50,602.60
2042	\$ 27,049.17	\$ 17,195.21	\$ 1,528.46	\$ 4,840.85	\$ 50,613.69
2043	\$ 28,531.31	\$ 15,673.69	\$ 1,393.22	\$ 4,937.67	\$ 50,535.89
2044	\$ 30,013.46	\$ 14,068.81	\$ 1,250.56	\$ 5,036.42	\$ 50,369.25
2045	\$ 31,866.14	\$ 12,380.55	\$ 1,100.49	\$ 5,137.15	\$ 50,484.33
2046	\$ 33,718.82	\$ 10,588.08	\$ 941.16	\$ 5,239.89	\$ 50,487.96
2047	\$ 35,571.50	\$ 8,691.40	\$ 772.57	\$ 5,344.69	\$ 50,380.16
2048	\$ 37,424.19	\$ 6,690.50	\$ 594.71	\$ 5,451.58	\$ 50,160.98
2049	\$ 39,647.41	\$ 4,585.39	\$ 407.59	\$ 5,560.61	\$ 50,201.00
2050	\$ 41,870.63	\$ 2,355.22	\$ 209.35	\$ 5,671.83	\$ 50,107.03
<b>Total</b>	<b>\$ 590,635.20</b>	<b>\$ 515,038.80</b>	<b>\$ 46,296.68</b>	<b>\$ 112,948.34</b>	<b>\$ 1,264,919.02</b>

**Footnotes:**

[a] No improvements are being constructed within Improvement Area #4 that will be financed with Improvement Areas #2-3 Assessments or Improvement Area #2-3 Bonds.

[b] Represents the portion of the Major Improvement Area Bonds allocable to Block I.

[c] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[d] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #5 –  
BLOCK J - LOT TYPE COMMERCIAL 3 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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



AFTER RECORDING<sup>1</sup> RETURN TO

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

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STREET ADDRESS

**IMPROVEMENT AREA #5 – BLOCK J - LOT TYPE COMMERCIAL 3 PRINCIPAL  
ASSESSMENT: \$1,246,395.22**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sachse Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code



[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5 0143, Texas Property Code, as amended]

DATE \_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> 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 Dallas County



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

DATE.

DATE

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 Dallas County



**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #5 BLOCK J LOT TYPE  
COMMERCIAL 3**

Installments Due January 31,	Major Improvement Area Bonds <sup>[a], [b]</sup>				
	Principal	Interest <sup>[c]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[d]</sup>
2026	\$ 25,021.74	\$ 68,741.35	\$ 6,231.98	\$ 7,441.41	\$ 107,436.48
2027	\$ 26,585.59	\$ 67,396.44	\$ 6,106.87	\$ 7,590.24	\$ 107,679.14
2028	\$ 27,367.52	\$ 65,967.46	\$ 5,973.94	\$ 7,742.04	\$ 107,050.97
2029	\$ 28,931.38	\$ 64,496.46	\$ 5,837.10	\$ 7,896.88	\$ 107,161.83
2030	\$ 30,495.24	\$ 62,941.39	\$ 5,692.44	\$ 8,054.82	\$ 107,183.90
2031	\$ 32,059.10	\$ 61,302.28	\$ 5,539.97	\$ 8,215.92	\$ 107,117.26
2032	\$ 33,622.96	\$ 59,579.10	\$ 5,379.67	\$ 8,380.24	\$ 106,961.97
2033	\$ 35,968.75	\$ 57,771.86	\$ 5,211.56	\$ 8,547.84	\$ 107,500.01
2034	\$ 37,532.60	\$ 55,838.54	\$ 5,031.71	\$ 8,718.80	\$ 107,121.66
2035	\$ 39,096.46	\$ 53,821.17	\$ 4,844.05	\$ 8,893.18	\$ 106,654.86
2036	\$ 41,442.25	\$ 51,719.73	\$ 4,648.57	\$ 9,071.04	\$ 106,881.59
2037	\$ 43,788.04	\$ 49,492.21	\$ 4,441.36	\$ 9,252.46	\$ 106,974.07
2038	\$ 46,133.83	\$ 47,138.60	\$ 4,222.42	\$ 9,437.51	\$ 106,932.36
2039	\$ 48,479.61	\$ 44,658.91	\$ 3,991.75	\$ 9,626.26	\$ 106,756.53
2040	\$ 50,825.40	\$ 42,053.13	\$ 3,749.35	\$ 9,818.78	\$ 106,446.67
2041	\$ 53,953.12	\$ 39,321.27	\$ 3,495.22	\$ 10,015.16	\$ 106,784.77
2042	\$ 57,080.83	\$ 36,286.40	\$ 3,225.46	\$ 10,215.46	\$ 106,808.16
2043	\$ 60,208.55	\$ 33,075.61	\$ 2,940.05	\$ 10,419.77	\$ 106,643.98
2044	\$ 63,336.27	\$ 29,688.88	\$ 2,639.01	\$ 10,628.17	\$ 106,292.32
2045	\$ 67,245.92	\$ 26,126.21	\$ 2,322.33	\$ 10,840.73	\$ 106,535.19
2046	\$ 71,155.56	\$ 22,343.63	\$ 1,986.10	\$ 11,057.55	\$ 106,542.84
2047	\$ 75,065.21	\$ 18,341.13	\$ 1,630.32	\$ 11,278.70	\$ 106,315.35
2048	\$ 78,974.85	\$ 14,118.71	\$ 1,255.00	\$ 11,504.27	\$ 105,852.83
2049	\$ 83,666.43	\$ 9,676.37	\$ 860.12	\$ 11,734.36	\$ 105,937.28
2050	\$ 88,358.00	\$ 4,970.14	\$ 441.79	\$ 11,969.04	\$ 105,738.98
<b>Total</b>	<b>\$ 1,246,395.22</b>	<b>\$ 1,086,866.99</b>	<b>\$ 97,698.15</b>	<b>\$ 238,350.63</b>	<b>\$ 2,669,310.98</b>

**Footnotes:**

[a] No improvements are being constructed within Improvement Area #5 that will be financed with Improvement Areas #2-3 Assessments or Improvement Area #2-3 Bonds.

[b] Represents the portion of the Major Improvement Area Bonds allocable to Block J.

[c] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[d] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

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



**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – MAJOR IMPROVEMENT AREA  
– REMAINDER AREA 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<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**MAJOR IMPROVEMENT AREA REMAINDER AREA PRINCIPAL ASSESSMENT:  
\$897,756.08**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS

The exact amount of the assessment may be obtained from City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Sachse

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

<sup>1</sup> 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 Dallas 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 Dallas 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]<sup>4</sup>

<sup>4</sup> 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 Dallas County



## ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA REMAINDER AREA

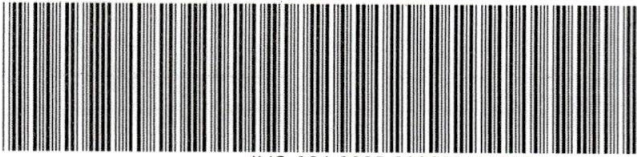
Installments Due January 31,	Major Improvement Area Bonds				
	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 18,022.71	\$ 49,513.16	\$ 4,488.78	\$ 5,359.91	\$ 77,384.56
2027	\$ 19,149.13	\$ 48,544.44	\$ 4,398.67	\$ 5,467.11	\$ 77,559.35
2028	\$ 19,712.34	\$ 47,515.18	\$ 4,302.92	\$ 5,576.46	\$ 77,106.89
2029	\$ 20,838.75	\$ 46,455.64	\$ 4,204.36	\$ 5,687.98	\$ 77,186.74
2030	\$ 21,965.17	\$ 45,335.56	\$ 4,100.17	\$ 5,801.74	\$ 77,202.64
2031	\$ 23,091.59	\$ 44,154.93	\$ 3,990.34	\$ 5,917.78	\$ 77,154.64
2032	\$ 24,218.01	\$ 42,913.75	\$ 3,874.88	\$ 6,036.13	\$ 77,042.78
2033	\$ 25,907.64	\$ 41,612.04	\$ 3,753.79	\$ 6,156.86	\$ 77,430.33
2034	\$ 27,034.06	\$ 40,219.50	\$ 3,624.25	\$ 6,279.99	\$ 77,157.81
2035	\$ 28,160.48	\$ 38,766.42	\$ 3,489.08	\$ 6,405.59	\$ 76,821.58
2036	\$ 29,850.11	\$ 37,252.79	\$ 3,348.28	\$ 6,533.71	\$ 76,984.89
2037	\$ 31,539.74	\$ 35,648.35	\$ 3,199.03	\$ 6,664.38	\$ 77,051.50
2038	\$ 33,229.37	\$ 33,953.09	\$ 3,041.33	\$ 6,797.67	\$ 77,021.45
2039	\$ 34,918.99	\$ 32,167.01	\$ 2,875.18	\$ 6,933.62	\$ 76,894.81
2040	\$ 36,608.62	\$ 30,290.12	\$ 2,700.59	\$ 7,072.29	\$ 76,671.62
2041	\$ 38,861.46	\$ 28,322.40	\$ 2,517.55	\$ 7,213.74	\$ 76,915.15
2042	\$ 41,114.30	\$ 26,136.44	\$ 2,323.24	\$ 7,358.01	\$ 76,932.00
2043	\$ 43,367.14	\$ 23,823.77	\$ 2,117.67	\$ 7,505.17	\$ 76,813.75
2044	\$ 45,619.98	\$ 21,384.36	\$ 1,900.83	\$ 7,655.28	\$ 76,560.45
2045	\$ 48,436.02	\$ 18,818.24	\$ 1,672.73	\$ 7,808.38	\$ 76,735.38
2046	\$ 51,252.07	\$ 16,093.71	\$ 1,430.55	\$ 7,964.55	\$ 76,740.89
2047	\$ 54,068.12	\$ 13,210.78	\$ 1,174.29	\$ 8,123.84	\$ 76,577.04
2048	\$ 56,884.17	\$ 10,169.45	\$ 903.95	\$ 8,286.32	\$ 76,243.89
2049	\$ 60,263.43	\$ 6,969.72	\$ 619.53	\$ 8,452.05	\$ 76,304.72
2050	\$ 63,642.68	\$ 3,579.90	\$ 318.21	\$ 8,621.09	\$ 76,161.88
<b>Total</b>	<b>\$ 897,756.08</b>	<b>\$ 782,850.76</b>	<b>\$70,370.22</b>	<b>\$ 171,679.67</b>	<b>\$ 1,922,656.74</b>

**Footnotes:**

[a] Interest is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.





\*VG-364-2025-202500199705\*

Dallas County  
John F. Warren  
Dallas County Clerk

Instrument Number: 202500199705

Real Property Recordings

Recorded On: September 22, 2025 02:49 PM

Number of Pages: 146

" Examined and Charged as Follows: "

Total Recording: \$601.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202500199705  
Receipt Number: 20250922000833  
Recorded Date/Time: September 22, 2025 02:49 PM  
User: Thelma B  
Station: Cc133

**Record and Return To:**

City of Sachse  
3815 B Sachse Rd  
  
SACHSE TX 75048



STATE OF TEXAS

Dallas County

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

John F. Warren  
Dallas County Clerk  
Dallas County, TX